



Housing Authority of New Haven

Karen DuBois-Walton, Ph.D.
President

AGENDA

REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
360 ORANGE STREET NEW HAVEN CT 06511
TUESDAY, DECEMBER 20TH, 2022 at 4:00 P.M.

<https://v.ringcentral.com/join/683068978?pw=3e4b4defc0c438140c2014cae680a654>

Dial: 12679304000

Access Code / Meeting ID: 683068978 Dial-in password: 9479483722

1. Roll Call
2. Approval of the minutes from November 15, 2022
3. Bills and Communications
4. Public Comments (3 Minutes per Individual /15 Minutes per Group)
5. President's Report

ACTION ITEMS

FINANCE COMMITTEE: None

P&D COMMITTEE:

1. **Resolution 12-73/22-R;** Resolution Authorizing Change Orders #10 & #11 to BRD Builders, LLC Essex Exterior Envelope and Dwelling Unit Improvements Contract in the Combined Amount Not to Exceed \$119,273.16 Bringing the Adjusted Contract Value From \$2,282,943.49 to \$2,402,216.65 and Extending Contract Time to June 5, 2023
2. **Resolution 12-74/22-R;** Resolution Authorizing Contract Award to Link General Contracting, Inc. for Scattered Site Home Exterior and Interior Renovations-Group A in the Amount Not to Exceed \$644,061.83 for Completion in 300 Calendar Days from Notice to Proceed
3. **Resolution 12-75/22-R;** Resolution of Official Intent To Reimburse Expenditures With The Proceeds of Tax-Exempt Bonds

SERVICES COMMITTEE:

4. **Resolution 12-76/22-R;** Resolution Authorizing Change Order Number Two (2) to the Contract with Gengras Ford Auto Group for the purchase of vehicles, trade-ins and aftermarket options agency wide for an additional amount of \$46,920.00 bringing the total contract amount from \$518,942.75 to \$565,863.65
5. **Resolution 12-77/22-R;** Resolution Authorizing Approval of Change Order Number Four (4) to the Contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor for an additional amount of \$40,000.00 bringing the total contract amount from \$337,000.00 to \$377,000.00 and extending the contract from January 6, 2023, to February 28, 2023
6. **Resolution 12-78/22-R;** Resolution Authorizing Approval of Moving To Work (MTW) Annual Report For FY 2022

ADJOURNMENT

MINUTES
ANNUAL MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
360 ORANGE STREET NEW HAVEN CT 06511
TUESDAY, NOVEMBER 15TH 2022 at 4:00 P.M.

Those present included:

William Kilpatrick, Chairman
Alberta Witherspoon, Commissioner
Danya Keene, Commissioner
Elmer Rivera, Commissioner
Karen DuBois-Walton, Secretary
Shenae Draughn
Rolan Joni Young, McCarter & English LLP
Various staff and public attendees via RingCentral

The regular Meeting of the Board of Commissioners of the Housing Authority of New Haven was called to order at 4:08 p.m.

At Roll Call, Secretary DuBois-Walton was present in person in the boardroom along with Chairman Kilpatrick, Commissioner Keene and Commissioner Witherspoon.

Approval of the Minutes from the Tuesday, October 18, 2022 Regular Meeting:

Motion to approve the minutes was moved by Commissioner Keene and seconded by Commissioner Witherspoon.

Commissioner Rivera was added to the present attendees for the October 18, 2022 Regular Meeting

Bills and Communications:

Accounts Payable Processing Report totaling \$ 250,425.58 (listed on page 3), this excludes paid invoices on report). This list consists of invoices that have been received and entered in the system but may not be ready for payment. A register of the paid invoices may be provided at the November 15, 2022, Board of Commissioners meeting.

Bank Book Check Register totaling \$ 2,518,790.39 (listed on page 13). This list consists of invoices that have been paid from October 1 – October 31, 2022. Christopher Williams Architects, LLC (\$ 32,626) for Multiple Sites and Scattered Sited Safety; Home Services & More, LLC (\$ 35,859) for agency-wide plumbing services; Gengras Ford LLC (\$ 49,281) purchase of a vehicle; The Narrative Project, LLC (\$26,250) five months of consultant services; HD Supply Facilities Maintenance, Ltd (\$28,240) agency-wide supplies; Home Depot (\$ 81,065) agency-wide materials; Anthem Blue Cross/Blue Shield (\$233,235.70) for medical insurance; United Illuminating (\$ 111,883.61) for various sites; Southern Connecticut Gas (\$ 77,172) for agency-wide gas service; Regional Water Authority (\$ 107,634) For agency-wide services.

The total of both registers is \$ 2,769,215.97

Read into the record by Secretary Karen DuBois-Walton
Accepted as stated.

Public Comments: None

President's Report

To: ECC/HANH Board of Commissioners

From: Karen DuBois-Walton, Ph.D., President

Date: November 15, 2022

RE: President's November 2022 Report

I. Administrative

November offers a time to pause to recognize our Veterans as we observed Veterans Day on November 11th. Meeting the housing needs of our veterans through our VASH HCV program remains a high priority as we seek to strengthen our partnership with the VA in order to reach full utilization of our vouchers.

Despite the unusually warm November weather, our team is focused on the upcoming holiday seasons and securing our partnerships with food banks and other community entities that partner to ensure that our families have access to holiday meals and more. Thank you to all who partner to ensure that this goal is met.

We completed our 6-session series with the NYU Furman Center through the Housing Solutions Lab and are now positioned to move forward with our City partners on development of the City's Housing Plan. This coincides with our statewide visioning and legislative planning underway with Growing Together CT and others to advance a housing agenda at the state level. Outreach to legislators is underway and continued assessment of the landscape in the wake of the November elections.

I was honored to be invited to present, along with Melody Ramos, Manager in our CED Department, at this year's Summer Learning Association Conference on our ECC Believes! Initiative. Having been spotlighted as part of our winning of the All-America City Award, this additional opportunity to discuss our programs as well as the opportunity to learn from others was useful for our team.

On the compliance front, our team in Finance is deeply involved in year-end financial reporting and submissions to HUD, all departments are contributing to the creation of the 2022 MTW Annual Report, and all agency staff are meeting their CHRO requirements by completing the annual online sexual harassment prevention training.

We invite our Commissioners to join us at our Annual End of Year Celebration being held this year on December 15, 2022.

Time Extension Granted per Resolution #02-25/10-R

- Contract extension with Hartford Truck & Equipment off State of Ct. contract # 17PSX0118 set to expire on January 31, 2023, for Snow Removal Equipment August 31, 2022 to January 31, 2023. (PO# 21814-13464)
- Contract extension with F. W. Webb off State of Ct. contract # 15PSX0193 set to expire on December 31, 2023, for Plumbing and Heating Supplies December 31, 2022, to December 31, 2023. (PO# 22219-13719)

September 2022 YTD Financials (preliminary)

The financial report covers twelve months (October 1 through September 30) of data. Total Revenues are \$114,774,343 and Total Expenses are \$94,072,917 (including depreciation expense of \$2,067,931). The excess of revenue over expenses is reduced by \$(7,514,788) capitalized expenditures/notes activity and \$(8,165,206) reserve for Interest Income recognized on Notes Receivable resulting from development projects. Depreciation expense add-back is \$2,067,931. The HANH Net Surplus of \$7,089,362 was as follows:

MTW Programs

- Low Income Public Housing

Net surplus is \$2,088,589 versus a budget net surplus of \$658,883 for an overall favorable variance of \$1,429,706

- Section 8 Housing Choice Voucher

Net surplus is \$3,240,216 versus a budget deficit of \$(1,337,730). The favorable variance is \$4,577,946.

Non-MTW Programs

- Business Activities showed deficit of \$(1,054,357) compared with a budgeted deficit of \$(1,245,082), resulting in a favorable variance of \$190,725.
- Central Office Cost Center shows a net surplus of \$2,814,914 compared to a budgeted surplus of \$1,923,930 resulting in a favorable variance of \$890,984.

[illegible]

III. Operations

A. Vacancy Rate

HANH's current occupancy rate for the month for October 2022 is 85%. The agency goal is 96.00%. Attainment of this goal remains the primary objective for the Operations Department.

B. Rent Collection

Rent Collection – HANH's rent collection for the year to date ending the month of September 2022 is 59%. The agency goal is 95%. After many months of successfully reducing the TAR from a high in 2014, HANH saw the TAR reduced by over 75% prior to the COVID-19 pandemic. Rent collection has been poor over the past year and a half, however, staff is working with residents to get into compliance and to obtain rent relief resources through the city and state.

Total Collected

	CY 2021	CY 2022	Variance
January	75.69%	65.57%	-10.12
February	76.19%	65.59%	-10.6
March	80.67%	63.10%	-17.57
April	83.27%	53.41%	-29.86%
May	82.07%	67.34%	-14.73%
June	73.96%	60.22%	-13.74%
July	75.22%	59.09%	-16.13%
August	68.87%	58.41%	-10.46%
September	72.80%	59.0%	-13.8%
October	71.75%	59.0%	-12.75%
November	70.47%		
December	62.56%		
Average	78.07%	61.30%	

IV. Community and Economic Development (CED) Monthly Report

CARES Program Highlights

- **CS** is an active CARES participant. She graduated this May 2022 with her Bachelor of Social Worker. Ms. S originally was in school for Dental Hygienist but realized that was not her passion. She changed her major in 2019 and had a goal to graduate with her BA by 2022 and she fulfilled that by working full time during the day and taking evening and weekend classes. She has recently applied for the Master's Program at SCSU for FALL 2023. Her end goal is to become LCSW.

FSS Resident Highlights:

FSS/CARES Programs saw 3 residents successfully complete the program –

- **SF** - Closed on a home she purchased in New Haven for \$191,468. An escrow disbursement in the amount of \$10,472 was paid out to cover closing costs.
- **LJ** graduated CARES and plans to move to North Carolina where she and her family will be moving in a new home build. Household is scheduled to move from New Haven, CT before Christmas. In meantime, HOH will be staying at Brookside paying Market rental. She works full time at Hartford Medical Center and part time with Marrakech group home. She has saved close to \$4,000 and will be receiving \$13,229.00 in Escrow. She has found work in North Carolina in the medical field.
- **LL** graduated CARES. During her time in the program, she managed to save over \$8,000. She also received a promotion and now works as head over the passport program/office for New Haven Library. Leida Lugo was the lead person submitting the Gov. credentials applications & submission for the startup of this program. Leida Lugo has decided to reside in Brookside and will pay market rental. Ms. Lugo attended many CAHS, KEY Bank financial workshops during her time in the CARES program. She also completed several homebuyer workshops. Escrow total: \$9,494.64

ECC Believes Program Highlights

- Two new STEP interns started joined the program and will begin working in Finance and Executive.
- Hosted event to promote free menstrual products at 295 Wilmot
- Afterschool Program at McConaughy is thriving. CED has received great feedback from parents reporting improvement with schoolwork.

V.Planning and Modernization

HAI Loss Prevention Grants:

P&M applied for funding 5/31/2022, from HAI, our insurance company, for two reimbursement grants, Fire Loss Prevention, \$78,680, for installation of Fire Suppression Cannisters at each stovetop in our LIPH portfolio, and Storm Damage Prevention, \$770,760, for Tree and Shrub management and removal. ECC was awarded the Fire Loss Prevention Grant, September 19, 2022. This is a cooperative venture with the Planning and Modernization, Finance, and Operations Departments. Work has begun reducing ECC liability risk and making our communities safer.

HUD Emergency Safety and Security Grant:

P&M also applied to HUD for funding to address security upgrades at Robert T. Wolfe and George Crawford Manor. The grant would enable our high-rise Elderly and Disabled communities to have the extra layer of security necessary to exclude the influx of an uninvited element. The maximum award per HA annually is \$250,000. Application was submitted June 15, 2022, and the full amount was awarded, October 3, 2022.

Lead-Based Paint Capital Fund Program—Lead Grant Funding Years 2017 and 2020

HUD Housing Related Hazards 2020

- P&M responded to the HUD NOFA for the Housing Related Hazards for Fiscal Year 2020, due May 25, 2021. On September 29, 2021, ECC was awarded \$3,999,993., the highest amount to a Housing Authority, in the nation, to address the following Hazards at Scattered Sites, Essex, Crawford Manor, Wolfe: Smoke and Carbon monoxide, Radon, Mold and Vermin (high-rise buildings). Work will include inspections, testing, installation of equipment, treatments and post-abatement testing, as required. The grant covers abatements in buildings encompassing 402 units. Scheduling/testing has begun with CO & smoke detectors (HUD stated priority), Radon testing and mitigation. Mold is being addressed in conjunction with Lead abatement projects as well as separately. Inspections for the Vermin (Bedbugs, rodents and cockroaches) portion of the grant has begun. A 3rd Quarterly benchmark report has been sent to the HUD Washington and our Regional offices. We are now working directly with the HUD Washington LBP and Housing Related Hazards Team and the our Regional Office regarding applicability of coverage for the grants as we progress through the construction and ongoing abatement design and procurement of contractors.

ECC Lead-Based Paint Capital Fund Projects

HUD Lead Grant 2017--ECC applied for and awarded **\$986,260** in Sept 5, 2018:

HUD national office understood the need was greater and put out an additional NOFA.

HUD Lead Grant 2020--ECC applied and was awarded an additional **\$3,700,000**, in May 2021.

What we have completed to date:

- Obligated all **\$986,260**, 2017 LBP Grant funding by 9/6/2022 deadline.
- Tested all (299) LIPH family property units at risk for Lead Based Paint (Built before 1978).
- Units testing positive for lead were organized by priority in order of importance to address-- Amalgamated Prioritization Chart. Highest priority, units with children under the age of 6 years and actionable levels of lead.
- We are addressing units even if there are no children, now, as these could be rented in the future to a family with young children.
- ECC met with State of Connecticut and HUD Washington Lead Teams to align goals and verify plan of action.
- **Immediate action--Completed:**

- Trained in-house staff to perform Interim Controls and to Follow Lead Safe Renovating practices
- **Interim Controls:** Targeted highest priority units, temporarily removing lead dust while design and solicitation process was in progress
 - Highest priority Scattered site properties (**10 houses-17 units**)
 - McConaughy Terrace exterior source of lead dust--our largest Family development (**201 units**).
- Removed Lead painted doors and friction components at McConaughy Terrace...no lead painted doors left at McConaughy Terrace (**201 units**).
- **Design, Abatement and Construction Complete** for Lead Abatement in the following properties:
 - 10 houses (**17 units lead safe**) in our Scattered Sites West Portfolio. Lead, encapsulated, including replacement of peeling porch components and encapsulation of some siding. These came first as they were highest on our Amalgamated Prioritization Chart.
 - Essex Townhouses (**32 units lead safe**) ...all known lead components have been removed from 32 units, not just encapsulated. Of the remaining 3 units (total of 35 units at Essex), all have encapsulated lead, to be removed in the new Essex Envelope Scope of work, in the process of window replacement.
 - McConaughy (201 units moved to redevelopment effort...however, units all had Interim Controls performed; More permanent Abatement to accompany redevelopment.
- **Redesign:** Upon receipt of the 2nd Lead Based Paint grant, design of remaining units were upgraded to remove instead of just encapsulate certain components, keeping to the priorities established by the testing. This was made possible due to the additional HUD funding and provides residents and ECC a more permanent and lasting solution to the Lead.
- **Other Housing Related Hazards:** ECC added elimination of other Housing Related Hazards upon receipt of a 3rd HUD grant \$3,999,993, where inspections identified significant mold, CO and Smoke detectors, vermin and Radon to mitigate or remove. Work on the multiple hazards started, and units with identified Radon, throughout the LIPH portfolio have been mitigated with installed piping and exhaust fan systems and confirmation testing. All properties have been inspected for needed CO and Smoke detectors and designs for more reliable hardwired systems is in process. Vermin are being addressed in conjunction with other construction projects. Mold is being addressed largely in the scattered sites AMPs, some properties with Lead Abatement work, others, separately.

Solicitations Awarded in 2022:

- **Group B: 3 Single-Family Houses** in the Scattered Site West portfolio (**Construction start on site, September 2, 2022, completion February 28, 2023**)
- **Group C: 8 Units in 4 houses** in the Scattered Site East portfolio--**Solicitations went out for Bid, July 2022 for Construction Completion February 28, 2023:**
- **Group A: 1 house, Scattered Sites East portfolio,** Lead, mold and asbestos abatement with site safety and historic preservation requirements; Solicitation out for Bid September 2022, originally going to the October Board, for construction start in Spring, 2023; 2 Bids were received. Project currently in review.
- **Group D: 21 houses** in the Scattered Sites East portfolio (houses currently without children under the age of 6 years but needing lead abatement for future family rentals). Design documents under review, for solicitation in January 2023.

Testing has also been performed by the Operations Department in our Elderly and Disabled community high-rise buildings, and Lead was addressed in the areas where children under 6 years were living (common areas). Not part of the Lead Grant work.; In Robert T. Wolfe Apartments, a resident reported a child with an elevated blood level (EBL), which ultimately resulted in medical testing which did not confirm evidence of an actual elevated blood level, 5 micrograms/deciliter. ECC proactively retested the building common areas and the child's unit and determined that an elevator floor contained lead dust above the allowable threshold. ECC's trained Lead Interim Controls team has cleaned the area and we await clearance testing results by an accredited Environmental

consultant. The local Department of Public Health is responsible for investigating the likely source of lead for the child. ECC remains committed to the health of our residents, especially the most vulnerable, young children. We did not wait for the official confirmation of an Elevated blood level to ensure the site was safe. Children's elevated blood levels should not be the tests which trigger safety measures.

In addition, ECC is not required to test for Lead in Water as part of the grant, however, ECC in its commitment to Residents, tested for lead in water and has abated any identified lead in water concerns, throughout the portfolio, not using the Lead Grant monies.

Testing results are shared with residents and explained, if needed. State of CT Lead education packet is shared and consultants are available for any technical clarification. Prior to Covid, Lead education packets were available in our lobby. We will be starting to make these available, again. Ongoing Lead Management Plans are being developed for completed Construction projects, as required by the HUD regulations.

P&M Projects 2020-2022

- o **Scattered Sites: Heating and Gas Conversion:** Contract Documents completed. Contract out to bid in September 2019, yielded only one bid, 40% over cost estimate. Re-procurement yielded responsive bid approved by the Board. Construction started April 15, 2021 and original Scope of Work is, 100% complete. Related change order work completed with environmental testing. Final payment and closed out; Reimbursement to the tenants for oil in existing tanks has been completed.
- o **Crawford Manor: ADA Entrance and Access Improvements and Fire Panel and Fire Pump Replacement:** ECC rescinded previously awarded contract due to COVID considerations. Project was repackaged to perform PH1- ADA entry and fire pump renovations. PH 2, Fire Panel replacement work which requires entry into resident units in an Elderly development, was postponed until deemed safe to proceed, due to COVID. Seven (7) bids were received for Phase 1 vestibule and fire pump replacement. In March 2021, Board approved contract award. ADA entry vestibule is completed, and in use. The fire pump is installed. Fire Marshal required a change in electrical panels, a change order which added time. A portion of the work has been paid for by CARES funding. Work extended to March 31, 2022, to accommodate the Fire Department Fire Watch schedule. PH 2, was re-bid, for the Fire Panel and addressable fire alarm system and Life Health and Safety Upgrades. Resolution was brought to the Board of Commissioners, in April. Contract has begun, for May, 2023 completion. Time extended due to long lead times on equipment.
- o **Robert T. Wolfe Renovations:** A team of architects, engineers, environmental consultants, Operations and Planning and Modernization staff completed a survey of critical needs, health, life and safety considerations. Cost estimates were evaluated, and prioritized projects selected for design; bids were solicited, and 2 non-responsive bids submitted. Project resolicited. An elevator consultant was procured to design for elevator repairs, which were procured separately; ECC Indefinite Quantities Architect assisted in approaching repairs in a novel way saving ECC almost \$500,000 on the repairs. Due to COVID, Wolfe Phase 1 excludes work requiring entry into resident units or requiring relocation of residents in an elderly and disabled population; Construction on the community room, laundry room and corridors is completed. The Lobby and ADA entry work is largely completed pending delivery of a long lead-time item., now scheduled for completion in January. A contract for Phase 2, for resident interior improvements was awarded, and preconstruction surveys were completed in March, 2020. 10-unit bathrooms will be replaced and miscellaneous other life health and safety improvements throughout the majority of the residential units. Work began on the 8th and 7th floors in February, 2022, and has progressed through the 1st floor. Additional life health and safety items have been identified, and are being addressed concurrently. These additional conditions are the result of new and worse conditions from over the

two year period while Covid restrictions on entering units were in place. Phase II contract work will be completed in December, 2022.

- o **McConaughy Terrace:** Sanitary and Storm Sewer Improvements; Two (2) bids were received, and the contract was awarded to the lowest responsible bidder. Construction started August 2020, replacing sanitary and storm sewers in sequence; delayed start due to COVID planning for safety of the community. Construction proceeded on schedule, however due to discovery and removal of contaminated soils, a wintertime extension was given. Additional soil disposal costs and general conditions cost were brought to the BOC. Substantial completion was reached 5/19/2021. This project has replaced all of the damaged and failing storm and sanitary sewer lines which were 70 years old, vastly improving health and safety for the 198 families and 3 communal areas at McConaughy Terrace. Project is closed out.
- o **Physical Needs Assessments:** P&M solicited the services of architects and engineers to provide Physical Needs Assessments (PNAs) and Capital Needs Assessments for RAD which are recommended for planning capital and development projects. Procurement scheduled virtual interviews with both respondents. A contractor was selected and approved by the BOC, June 2021. All site inspections for the original scope have been completed. Reports are finalized. These include individual Replacement Reserves for each of the Scattered Site properties, which is a new and more practical approach. Resident youth was hired as part of the consultants' Section 3 commitment to assist on the project. The contract has been extended for 1 year, with no additional funds to enable ECC the option to request additional reports for development projects. A report for Eastview I was requested and provided to aid ECC in determining a plan for future renovations.
- o **Essex Envelope and Site Fencing:** Project design completed. Scope of project included roof, gutter, siding, window, AC sleeve, asbestos pipe insulation abatement and fencing replacement. Project scope revised to include only Site fencing and asbestos pipe insulation, as these portions could be addressed without unit entry during COVID. Bids solicited in March for fencing and basement pipe abatement. Six bids received. Scope of work was rebid. Project awarded and pipe insulation abatement is 100% completed. Re-insulation, 100% complete. Site fencing installation was 100% complete, July 22, 2022; Contract was extended to allow for new fencing to be temporarily removed under warranty to make room for siding replacement.
- o **Essex Envelope and Bathroom and Flooring Upgrades:** This project will replace Roofs, Siding, Windows, Gutters and downspouts, provide code required AC sleeves, replace all bathrooms, and some flooring which is all beyond their Estimated Useful Life. This is a major improvement for residents of Essex Townhouses. Due to procurement issues the solicitation was cancelled, and the project put out to bid, again. Project awarded. Construction on site has begun on the roofs and windows. Work will proceed on the envelope (roof, siding, windows) and follow up with interior work, only when all materials have been received. In response to long lead time item schedules some exterior work will begin which does not require resident relocation. Scheduled for construction completion, March, 2023.
- o **ECC Design Standard Specifications:** P&M has updated the standard design and construction specifications in a comprehensive manner, soliciting input from the Glendower Group, Operations and 360 Management, to create a practical document for in-house and Consultant use. Project is completed.
- o **425B Eastern Street:** P&M solicited A&E and environmental design services for a vacancy rehabilitation project. 425B Eastern Street sustained significant structural and cosmetic damage due to a fire. Solicitation received several bids; contract awarded. ECC's insurance company was contacted, and monies will be available for a portion of the repairs. Construction is complete, including change order work completed due to Fire Marshal request, and damage subsequent to design. City sign off received. Project closed out, and insurance betterment payment received.

- o **437M&N Eastern Street:** P&M solicited A&E and environmental design services for a vacancy rehabilitation project. 437 M&N Eastern Street sustained significant structural and cosmetic damage due to a fire. Solicitation received several bids; contract awarded. ECC's insurance company was contacted. Roofing condition requires corrective structural fortification. Project is out for bid with bids due before Thanksgiving.
- o **IQC Vacancy Contractor:** P&M and Operations working together to support vacant unit upgrade needs through management of 2 IQC painting and clean out contracts, one for high rise units and one for units with residential rates. Current contracts expired; Operation solicited quotes for new contracts which will be managed by Operations with Operations funding.
- o **295 Wilmot Road—West Rock Community Center:** Structural Engineering study and cost estimate solicited to support Operations. Two areas identified requiring structural shoring. Shoring quotes solicited, with only 1 quote significantly above the independent cost estimate, and therefore, not accepted. Quotes were solicited for the shoring between Buildings 1&2 and a contract has been awarded. As of 3/7/2022, the shoring in the warehouse area has been completed. The Building is in use.
- o **McQueeney Plaza Repair & Upgrades:** A reworking of the plaza at 360 Orange Street has expanded the brick plaza emphasizing and enhancing the entry to the 360 Management client office. In-house design; construction completed and project closed out.
- o **Radon Mitigation at Scattered Sites Multi-family, Scattered Sites East and West:** Radon was identified in 8 units of housing in the Scattered Site (SS) Multi-family developments. Mitigation design is completed and out to bid. As part of the Housing Related Hazards Grant, SS East and SS West properties were tested and only a few units came back positive for radon. These units will be addressed under the same contract, with a separate funding source. Solicitations received 0 bids. Project was out for quotes, due 7/20/22. Contract is awarded. Project was completed in 30 days from the notice to proceed. Construction in the field was completed September 19th. Project in the closeout phase.
- o **57 Mountaintop:** Scattered Sites East single-family home with extensive mold, requiring relocation of the household residents. Joint project between Operations Department and Planning & Modernization (P&M). Operations to address immediate mold abatement and miscellaneous housing upgrades to allow resident to return to the house. P&M has contracted with an Architect and Environmental consultant to design a remedy for long term remediation of the moisture source(s) which fed the mold and miscellaneous building and site upgrades. Operations has performed much of the needed immediate work, and the design for remediation is underway.
- o **George Crawford Structural Evaluation:** ECC is conducting a structural evaluation of 90 Park Street, which is on the National Register of Historic Places. This structural evaluation will not only provide information on the condition of the structure of the building for current life safety, but will also provide information valuable to any future plans for the building. A contract is being finalized with a structural engineering firm.

VI.The Glendower Group

- **Farnam Courts Phase II**

- o For the purpose of Financing Glendower bifurcated the redevelopment of Phase II into two phases – 4% and 9%.
- o Glendower Farnam Courts 4%, LLC (closest to Farnam 1), consists of 45 units and Glendower Farnam Courts 9%, LLC consists of 66 units including 52 affordable, a community building, and a park.
- o 100% drawing completed on January 24, 2020.

- o Haynes Construction has been selected to be the General Contractor for Phase II.
- **Farnam Courts Phase II 4%**
 - o Successfully closed on July 7, 2020.
 - o Notice to proceed issued to begin work on July 13, 2020.
 - o Construction completed and keys turned over on 10/13/21.
 - o Closeout process ongoing. Waiting on Environmental closeout reports and updated O&M Manuals with survey.
 - o Conversion targeted for the 1st quarter of 2023.
- **Farnam Courts Phase II 9%**
 - o Successfully closed on December 17, 2020
 - o Notice to proceed issued to begin vertical and demolition work on December 18, 2020.
 - o Demolition of former Farnam buildings completed.
 - o Phase 2b building construction was completed in May 2022. Fencing and the playground installation began 9-12-22.
 - o HTCC application submitted on June 1, 2021, for additional funding in the amount of \$500,000 due to offset the cost of the sharp increase in lumber pricing across construction nationally caused by the Covid pandemic. Awarded the full amount on October 8, 2021.
 - o Conversion targeted for the 1st quarter of 2023.
- **Westville Manor**
 - o The Authority submitted a 9% LIHTC application in November 2016 to complete the offsite component on the Rockview Phase II site and was awarded. - Contract closing for Rockview Phase 2 occurred on June 20, 2019.
 - o The Authority issued an RFQ for a Master Planner for Westville Manor and selected a team composed of Ken Boroson Architects and Torti Gallas Planners.
 - o The planning team has begun scheduling the necessary steps to prepare for the first application for on-site redevelopment with a target of January 2022. This application will address the first phase of Westville Manor consisting of 50 total units and will include the 21 unit 3-story main building.
 - o It is anticipated that funding for the final Westville Manor on-site phase consisting of 59 units will be submitted under the 9% LIHTC CHFA round in 2022 or 2023.
 - o The master Planning Team held a series of meetings and charrettes in September 2018 and will completed a final recommendation to stakeholders in January 2019. The Authority submitted a RAD application for Westville Manor and was awarded.
 - o It was determined that a Planned Development District (PDD) was the best approach to the redevelopment of the site. A PDD application was submitted to the City of New Haven in January 2019 that will include the redevelopment of 109 units on site of which 80% will be RAD replacement units and 20% unrestricted. The Board of Alders approved the PDD in April 2019.
 - o Submitted a 9% LIHTC application for on-site Phase 1 on January 12, 2022. This application was not awarded. The application will be resubmitted under the CHFA 2023 9% LIHTC round (due January 11, 2023).
 - o Anticipated closing in 4th quarter of 2023.
- **RAD Portfolio Award**
 - o The Authority received a portfolio award, inclusive of 13 developments, detailed herein. They have been grouped as follows:
 - **Group I: Motley, Bush, Harvey and Newhall Garden**
 - o Development completed and leased.
 - **Group IIA: Waverly and Stanley Justice and Fulton Park**

- o Development completed and leased.
- **Group IIB: Valley Townhomes**
 - o Submitted financing template to the Resource desk on November 2, 2021
 - o HUD concept call completed on October 7, 2021.
 - o Closing anticipated to be the December 2022. Targeting October 2022 CHFA board approval.
 - o Closing targeted for December 8, 2022
- **Group III: McQueeney, and Celentano**
 - o Closed February 27, 2020.
 - o Construction began on March 9, 2020.
 - o Construction activities are **COVID delay of 8 weeks**. State and nationwide slowdowns and shutdowns are being monitored for possible schedule overruns.
 - o Final completion for McQueeney October 31, 2021
 - o Final completion for Celentano October 31, 2021
 - o Conversion to permanent financing anticipated to be completed by June 1, 2022.
- **Group IV: Ruoppolo and Fairmont,**
 - o Closed on March 11, 2021.
 - o Construction began March 15, 2021
 - o Final completion for Fairmont Heights May 31, 2022
 - o Final completion for Ruoppolo Manor May 31, 2022.
 - o Glendower is working on adding elevator code upgrades to Fairmont scope.
 - o Conversion targeted for first quarter 2023.
- **McConaughy Terrace**
 - o For the purpose of Financing Glendower bifurcated the redevelopment into two phases – 4% and 9% Low Income Housing Tax Credit applications.
 - o Glendower McConaughy Terrace 4%, LLC will consist of 92 affordable units and Glendower McConaughy Terrace 9%, LLC will consist of 104 affordable and 26 market rate units.
 - o 90% drawing completed on October 31, 2021 for the 9% phase.
 - o LaRosa Building Group, LLC has been selected to be the General Contractor for the Development.
- **McConaughy Terrace 4%**
 - o Submitted a LIHTC application to CHFA on November 12, 2021. Application awarded in conjunction with the 9% award identified below.
 - o Closing anticipated to be in 1st quarter of 2022.
 - o 92 total units, 66 rehab 26 new construction.
 - o Closing targeted for the 2nd quarter of 2023
- **McConaughy Terrace 9%**
 - o Submitted a LIHTC application to CHFA on November 12, 2021.
 - o Application was awarded under the 2021 competitive LIHTC round. The 9% LIHTC award also included approval of the 4% award.
 - o Closing anticipated to be on the 1st quarter of 2023.
 - o Phase includes the rehab of 130 units, 26 to be market rate.
 - o Closing targeted for the 3rd quarter of 2023

▪ **Scattered Sites**

- Scattered site is multifamily redevelopment which includes 88 units located in various part of the city. The developments are: 23 Chamberlain Street, 54 Kingswood Drive, 63 Fulton Street, 425 Eastern Street, 437 Easter Street, 1361 Quinnipiac Ave, 1368 Quinnipiac Ave, 1370 Quinnipiac Ave, 1376 Quinnipiac Ave, 1378 Quinnipiac Ave, 1381 Quinnipiac Ave, and 1435 Quinnipiac Ave.
- Submitted a 9% LIHTC application on January 12, 2022. Project was not awarded.
- Application will be resubmitted under the DOH DEP round.
- Anticipated closing in 1st quarter of 2024.

MEMORANDUM

TO: Board of Commissioners

DATE: November 15, 2022

FROM: Karen DuBois-Walton, President

RE: Resolution Authorizing the Write-Off of Accounts Receivable of Former ECC/HANH Tenants of the Federal Public Housing Program Financial Statement Reporting Purposes

ACTION: Recommend that the Board of Commissioners pass Resolution #11-69/22-R

TIMING: Immediately

DISCUSSION: ECC/ECC/HANH has accounts receivable balances for individuals that are no longer tenants. These balances need to be removed from our Financial Reporting systems. In writing these accounts off for financial reporting purposes, the accounts receivable detail will still remain in our Low-Income Housing system for possible collection efforts. The dollar amounts will simply not carry over to the Financial Reporting system, thus lowering the net accounts receivable balance to an amount closer to what is expected to be collected as required under Generally Accepted Accounting Principles (GAAP) for financial statement reporting.

Any tenant leaving ECC/HANH with an outstanding balance is to be denied re-admission to ECC/HANH and all other PHA's until all outstanding obligations are satisfied. Therefore, information regarding any outstanding accounts receivable will be maintained on Tenant Ledgers in the Low-Income Housing component of our computer system for review and possible reporting as allowed by HUD.

ECC/HANH is currently carrying a \$30,769.79 balance for 14 vacated tenants from the 4th Quarter FY 2022, a period ending 09/30/2022. This amount includes residents that are deceased, terminally ill and in nursing homes. It also includes residents that have been evicted or skip leaving no forwarding address.

FISCAL IMPACT: None

STAFF: John Rafferty, Sr. VP of Finance, IT & Administration

ELM CITY COMMUNITIES
Housing Authority of The City of New Haven
RESOLUTION #11-69/22-R

**RESOLUTION AUTHORIZING THE WRITE-OFF OF FORMER TENANT ACCOUNTS RECEIVABLE (TAR)
FOR THE LOW-INCOME PUBLIC HOUSING (LIPH) PROGRAM FOR THE PERIOD ENDING 09/30/2022 IN
THE AMOUNT OF \$30,769.79**

WHEREAS, ECC/HANH's is responsible for the management and operation of all projects under the Federal Consolidate Program; and

WHEREAS, in the course of such operation, certain tenants of these developments discontinue occupancy leaving outstanding balances for rents and other charges with the Authority; and

WHEREAS, efforts were made to collect all outstanding balances while tenants remain in possession; and

WHEREAS, ECC/HANH has previously contracted with Collection Company of America during FY 2009 to pursue collection of outstanding balances, but effects proved to be unsuccessful; and

WHEREAS, ECC/HANH is currently carrying \$30,769.79 balance for 14 vacated tenants through September 30, 2022; and

WHEREAS, while ECC/HANH will remove the balances from ECC/HANH's Financial Reporting systems, the obligations of these former tenants will remain in the Low-Income Housing System for possible future collections; and

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

- 1. The write-off for financial reporting purposes of all former tenant's accounts receivable balances accrued through September 30, 2022 for LIPH program in the amount of \$30,769.79 is hereby authorized.**
- 2. The President be and is hereby authorized, empowered, and directed to take any and all such action ancillary, related and/or necessary action to fulfill the foregoing purposes and the purposes of this resolution.**
- 3. This resolution shall take effect immediately.**

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on November 15, 2022.

Karen DuBois-Walton, Ph.D.
Secretary/President.

Date

**REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL**

Rolan Joni Young, Esq.
A Partner

Motion to approve resolution was moved by Chairman Kilpatrick and by Commissioner Witherspoon second. Motion passed unanimously.

MEMORANDUM

TO: Board of Commissioners

DATE: November 15, 2022

FROM: Karen DuBois-Walton, Ph.D., President

RE: **Resolution Ratifying, Authorizing, And To The Extent Necessary, Reauthorizing Certain Acts In Connection With The Valley Street Townhomes Development Located At 210 Valley Street In New Haven, Connecticut And Known As Valley Street Townhomes (The "Project"), Inter Alia (I) The Entering Into Certain Financing By The Glendower Group, Inc., ECC Group II A Rad, LLC (The "Owner") Or An Affiliate Thereof; (II) The Entering Into An At-Risk Construction Management Contract With Montagno Construction, Inc. For Vertical Construction Services And Infrastructure Work, As Needed, Associated With The Project; (Iii) The (A) Ground Leasing, Together With Any Amendments And/or Addenda Thereto Of Certain Real Property Between The Housing Authority Of The City Of New Haven, As Landlord, And The Owner, As Tenant; (Iv) The Execution And Delivery Of A Cooperation Agreement With The City Of New Haven; (V) The Execution And Delivery Of Required Materials And Financial Documents Necessary To Effectuate Conversion Of The Project From Public Housing To Section 8 Via The Rental Assistance Demonstration Program In Accordance With Hud Notice H-2019-09, Pih-2019-23 (Ha), Rev. 4, As May Be Further Amended; And (Vi) Such Other Acts Related, Incidental, Necessary And/or Ancillary Thereto Which Authorized Certain Acts In Connection With The Project**

ACTION: Recommend that the Board of Commissioners adopt Resolution #11-70/22-R

TIMING: Immediately

DISCUSSION: Glendower Group, Inc., a Connecticut nonstock corporation ("Glendower") is the sole shareholder of ECC Group II A RAD Redevelopment Corporation, a Connecticut corporation (the "Corporation"), which is the managing member of ECC Group II A RAD, LLC, a Connecticut limited liability company (the "Owner").

The Housing Authority of the City of New Haven ("HANH") received an award under the RAD program (the "RAD Program") for the Project from public housing to Section 8 project-based voucher units.

HANH intends that the redevelopment will include the construction of a forty (40) units of residential housing, thirty-two (32) of which shall receive the benefit of Section 8 project-based housing choice voucher rental assistance through the RAD Program (the "RAD Units"), and shall be subject to all requirements applicable to the RAD Program (the "RAD Requirements"), and shall also be subject to the low-income housing tax credit program requirements (collectively, the "Redevelopment").

The Owner was formed for the purposes of owning, operating and carrying out the Redevelopment, and the Corporation, whose sole shareholder is Glendower, serves as the managing member of the Owner.

HANH and the Owner are entering into a Project Based Voucher HAP Contract and converting the RAD Units to housing choice voucher, project-based rental assistance in accordance with the RAD Requirements.

The construction and the permanent financing to the Owner included in the Project funding is as follows:

Construction Financing: (i) such amount of LIHTC equity in the approximate amount of \$8,735,000 (the “Equity”) as may be allocated for construction; (ii) a loan in the approximate maximum amount of \$14,500,000 from TD Bank, N.A.; (iii) an acquisition loan from HANH is the approximate amount of \$1,910,000 (the “HANH Acquisition Loan”); (iv) a loan in the maximum principal amount of up to \$3,173,640 of Moving To Work funds, and/or such other HANH funds as HANH may use in its sole discretion, from HANH to the Owner (the “HANH MTW Loan” and, together with the HANH Acquisition Loan are, the “HANH Loans”); (v) a \$500,000 loan from Glendower to the Owner from funds received from the State Housing Tax Credit Contribution Program (the “HTCC Loan”); and (vi) approximately \$548,029 of deferred developer fee.

Permanent Financing: (i) such amount of the Equity as may be allocated for a construction paydown; (ii) loans in the approximate principal amounts of up to \$6,200,000 and \$4,575,000 from the Connecticut Housing Finance Authority to the Owner; (iii) the HANH Loans; (iv) the HTCC Loan; and (v) approximately \$365,352 of deferred developer fee (the combined construction/permanent total of which deferred developer fee is approximately \$913,381).

In order to complete the RAD financing of the Redevelopment, the Corporation, through the Owner, must execute certain and necessary closing documents with those investors providing private capital for the RAD financing of the Redevelopment.

Glendower will serve as a developer for the Redevelopment and 360 Management Group, Co., a Connecticut nonstock corporation, will serve as the management agent for the Redevelopment.

FISCAL IMPACT: \$3,173,640.00

**SOURCE
OF FUNDS: Moving to Work**

STAFF: Edward LaChance, Vice President

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION # #11-70/22-R

Resolution Ratifying, Authorizing, And To The Extent Necessary, Reauthorizing Certain Acts In Connection With The Valley Street Townhomes Development Located At 210 Valley Street In New Haven, Connecticut And Known As Valley Street Townhomes (The "Project"), Inter Alia (I) The Entering Into Certain Financing By The Glendower Group, Inc., ECC Group II A RAD, LLC (The "Owner") Or An Affiliate Thereof; (II) The Entering Into An At-Risk Construction Management Contract With Montagno Construction, Inc. For Vertical Construction Services And Infrastructure Work, As Needed, Associated With The Project; (III) The (A) Ground Leasing, Together With Any Amendments And/or Addenda Thereto Of Certain Real Property Between The Housing Authority Of The City Of New Haven, As Landlord, And The Owner, As Tenant; (IV) The Execution And Delivery Of A Cooperation Agreement With The City Of New Haven; (V) The Execution And Delivery Of Required Materials And Financial Documents Necessary To Effectuate Conversion Of The Project From Public Housing To Section 8 Via The Rental Assistance Demonstration Program In Accordance With Hud Notice H-2019-09, Pih-2019-23 (Ha), Rev. 4, As May Be Further Amended; And (Vi) Such Other Acts Related, Incidental, Necessary And/or Ancillary Thereto Which Authorized Certain Acts In Connection With The Project

WHEREAS, the Housing Authority of the City of New Haven ("HANH") received an award under the Rental Assistance Demonstration program (the "RAD Program") for the new construction of forty (40) units of residential housing, thirty-two (32) units (the "RAD Units") of which shall receive the benefit of Section 8 project-based housing choice voucher rental assistance through the RAD Program, shall be subject to all requirements applicable to the RAD Program (the "RAD Requirements"), and shall also be subject to the low-income housing tax credit program requirements, in connection with the property located at 210 Valley Street in New Haven, Connecticut (the "Premises") and known as Valley Street Townhomes Development Project (collectively, the "Redevelopment"); and

WHEREAS, The Glendower Group, Inc., a Connecticut nonstock corporation ("Glendower"), is the sole shareholder of ECC Group II A RAD Redevelopment Corporation, a Connecticut corporation (the "Corporation"), which is the managing member of ECC Group II A RAD, LLC, a Connecticut limited liability company (the "Owner"); and

WHEREAS, the Owner was formed for the purposes of owning, operating and carrying out the Redevelopment, and the Corporation, whose sole shareholder is Glendower, serves as the managing member of the Owner; and

WHEREAS, HANH and the Owner are entering into a Project Based Voucher HAP Contract and converting thirty-two (32) public housing units to housing choice voucher, project-based rental assistance in accordance with the RAD Requirements; and

WHEREAS, the Owner will enter into a ground lease for the Premises and the improvements thereon from HANH for a term of up to 98 years pursuant to the terms and conditions to be set forth in a certain ground lease (the "Ground Lease"); and

WHEREAS, the construction and permanent loans to the Owner included in the funding, in accordance with the construction and permanent budgets of the transaction as set forth in Exhibit A hereto (collectively, the "Budget"), are as follows (the "Project Financing"):

Construction Financing: (i) such amount of LIHTC equity in the approximate amount of \$8,735,000 (the “Equity”) as may be allocated for construction; (ii) a loan in the approximate maximum amount of \$14,500,000 (the “TD Bank Loan”) from TD Bank, N.A. (“TD Bank”); (iii) an acquisition loan from HANH is the approximate amount of \$1,910,000 (the “HANH Acquisition Loan”); (iv) a loan in the maximum principal amount of up to \$3,173,640 of Moving To Work funds, and/or such other HANH funds as HANH may use in its sole discretion, from HANH to the Owner (the “HANH MTW Loan” and, together with the HANH Acquisition Loan are, the “HANH Loans”); (v) a \$500,000 loan from Glendower to the Owner from funds received from the State Housing Tax Credit Contribution Program (the “HTCC Loan”); and (vi) approximately \$548,029 of deferred developer fee;

Permanent Financing: (i) such amount of the Equity as may be allocated for a construction paydown; (ii) loans in the approximate principal amounts of up to \$6,200,000 and \$4,575,000 (together, the “CHFA Loans”) from the Connecticut Housing Finance Authority (“CHFA”) to the Owner; (iii) the HANH Loans; (iv) the HTCC Loan; and (v) approximately \$365,352 of deferred developer fee (the combined construction/permanent total of which deferred developer fee is approximately \$913,381 (the “Deferred Developer Fee”)); and

WHEREAS, in order to complete the RAD financing of the Redevelopment, the Managing Member, on behalf of the Owner, must execute certain and necessary closing documents with those investors providing private capital for the RAD financing of the Redevelopment; and

WHEREAS, Glendower will serve as a developer for the Redevelopment and 360 Management Group, Co., a Connecticut nonstock corporation, will serve as the management agent for the Redevelopment.

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

1. The ground leasing to and the execution and delivery of a Ground Lease to the Owner of all or a portion of the real estate upon which the Project shall be located and constructed on and to enter into a ground lease and a memorandum of ground lease and the recording thereof on the land records of the City of New Haven, together with the granting of such leasehold mortgages, assignments, security instruments, certificates, and other documents as may be required by the Owner in connection with the Project Financing is hereby authorized.
2. The delivery of seller financing for the HANH Acquisition Loan to finance the up-front rental payment under the Ground Lease and to accept such mortgages and other collateral as security for the payment and performance of Owner's obligations therefore, including executing, delivering and accepting the delivery of such instruments and documents as may be necessary and appropriate to effectuate the foregoing purposes in accordance with the Budget are hereby authorized.
3. The delivery of seller financing for the HANH MTW Loan and to accept such mortgages and other collateral as security for the payment and performance of Owner's obligations therefore, including executing, delivering and accepting the delivery of such instruments and documents as may be necessary and appropriate to effectuate the foregoing purposes in accordance with the Budget are hereby authorized.
4. The execution and delivery of a “Cooperation Agreement” with the City of New Haven, upon such terms and conditions as the Executive Director of HANH determines to be in the best interests of HANH, is hereby authorized.
5. The execution and delivery of a Project Based Voucher Housing Assistance Payment (HAP) Contract

with the Owner to commit PBV assistance to thirty-two (32) public housing units to housing choice voucher, project-based rental assistance (the “RAD HAP Contract”) is hereby authorized.

6. The HTCC Loan from Glendower and the provision of certain guarantees by Glendower and/or other instrumentalities of HANH to the tax credit syndicator/investor and lenders, as the case may be in connection with the Equity, including, but not necessarily limited to a certain guaranty agreement, guarantees of completion, operating deficit guarantees, guarantees related to loss or recapture of tax credits, payment guarantees and such other guarantees as are necessary to secure the contemplated financing are hereby authorized.
7. The execution and delivery of a RAD Conversion Commitment, a RAD Conversion Commitment amendment or amendments, a RAD Use Agreement, the RAD HAP Contract, Releases and/or Partial Releases of Declarations of Trust, Owner and PHA combined Certification and Assurances, and any other documents related to the RAD conversion of the Project required or approved by HUD pursuant to the RAD Program are each hereby authorized.
8. The Executive Director of HANH is authorized to execute and deliver any easements reasonably necessary to ensure completion of the Project contemplated hereby.
9. The Executive Director of HANH is authorized to submit such budget requests to HUD for funding as may be required.
10. The Executive Director of HANH is authorized, empowered and directed to act on behalf of HANH to take all such actions as are necessary or appropriate to provide the funding outlined hereinabove, to grant the appropriate easements, conveyances, loans, grants, and/or capital contributions, cause to be prepared, executed and delivered, upon such terms and conditions as the Executive Director deems necessary and appropriate and in the best interests of HANH, the closing documents evidencing the transaction(s) contemplated hereby, including but not limited to the Cooperation Agreement with the City of New Haven, and to effectuate HUD approval of same and to make corrections, general refinements and HUD-requested revisions to said documents.
11. The Executive Director of HANH is also authorized, empowered and directed to execute any other documents, certificates, subordinations, intercreditor agreements, and instruments as may be necessary or desirable to carry out and comply with the intent of this “Resolution” and any and all funding and closing documents required to effectuate the foregoing purposes.
12. The Executive Director of HANH be and hereby is authorized, empowered and directed to take any and all such related or ancillary actions necessary and appropriate to achieve the foregoing purposes, including but not limited to adjustment to the funding sources included in the development budget to the extent such adjustments are not of a material nature.
13. The instrumentalities and affiliates of HANH are hereby authorized to take any and all actions as are necessary to effectuate the purposes of this Resolution.
14. This Resolution shall take effect immediately.

I hereby certify that the above Resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on November 15, 2022.

Karen DuBois-Walton,
Secretary/ President

Date

REVIEWED:
MCCARTER & ENGLISH LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Motion to approve resolution was moved by Commissioner Witherspoon and by Commissioner Keene second. Motion passed unanimously.

MEMORANDUM

TO: Board of Commissioners

DATE: November 15, 2022

FROM: Karen DuBois-Walton, Ph.D., President

RE: Resolution authorizing the revision of the ECC/HANH Housing Choice Voucher Administrative Plan (Admin Plan)

ACTION: Recommend that the Board of Commissioners adopt Resolution #11-71/22-R

TIMING: Immediately

DISCUSSION: On June 19, 2018, the Board of Commissioners authorized resolution #06-63/18-S, approving the revision of the Housing Choice Voucher Administrative Plan (Admin Plan).

On June 16, 2020, the Board of Commissioners authorized resolution #03-23/20-S, approving an additional revision of the Housing Choice Voucher Administrative Plan (Admin Plan).

On July 21, 2020, the Board of Commissioners authorized resolution # 07-62/20, approving an additional revision of the Housing Choice Voucher Administrative Plan (Admin Plan).

On October 20, 2020, the Board of Commissioners authorized resolution # 10-97/20-R, approving an additional revision of the Housing Choice Voucher Administrative Plan (Admin Plan).

On February 16, 2021, the Board of Commissioners authorized resolution # 02-08/21-R, approving an additional revision of the Housing Choice Voucher Administrative Plan (Admin Plan).

On December 21, 2021, the Board of Commissioners authorized resolution #12-103/21-R, approving an additional revision of the Housing Choice Voucher Administrative Plan (Admin Plan).

On June 21, 2022, the Board of Commissioners authorized resolution #06-25/22-R, approving an additional revision of the Housing Choice Voucher Administrative Plan (Admin Plan).

On September 20, 2022, the Board of Commissioners authorized resolution #09-49/22-R, approving an additional revision of the Housing Choice Voucher Administrative Plan (Admin Plan).

The Administrative Plan is required by HUD. The purpose of the Administrative Plan is to establish policies for carrying out the Housing Choice Voucher program in a manner consistent with HUD requirements and local goals and objectives contained in ECC/HANH's MTW plan. The Administrative Plan is a supporting document to the

ECC/HANH MTW plan and is available for public review as required by CFR 24 Part 903.

The policies in this Administrative Plan have been designed to ensure compliance with the consolidated ACC and all HUD-approved applications for Housing Choice Voucher (HCV) program funding.

ECC/HANH is responsible for complying with all changes in HUD regulations pertaining to the HCV program. If such changes conflict with this plan, HUD regulations will have precedence.

HUD regulations contain a list of what must be included in the Administrative Plan.

The revisions are updates to the following chapter.

- **Chapter 4– Applications, Waiting List and Tenant Selection**

Part 4-V: Effort to End Homelessness; Homeless Preference /Waiting List Set-Asides

ADDITION to ECC/HANH Policy:

“Through the establishment of the Homeless and near homeless set aside vouchers Choice Mobility Cap, applicants referred from the CAN are entitled to receive 1 out of every 3, new vouchers issued. The remaining 2 vouchers will be issued to applicants on ECC/HANH’s Tenant Based Voucher (TBV) Wait List with a VAWA preference.

In essence, the TBV waitlist is tiered into five separate waitlists so as to accommodate the choice mobility requirement outlined above, and to assure that applicants who qualify for the set aside under the ECC/HANH’s tenant based and VAWA policies are reached.”

. A 30-day comment period occurred from September 12, 2022, to October 11, 2022. A public hearing for comments was held on October 11, 2022. There weren’t any public comments.

FISCAL IMPACT: None

SOURCE OF FUNDS: N/A

STAFF: Evelise Ribeiro, Director of Compliance and MTW Initiatives

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION # #11-71/22-R

**RESOLUTION AUTHORIZING THE REVISION OF THE ECC/HANH
HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN (ADMIN PLAN)**

WHEREAS, On June 19, 2018, the Board of Commissioners authorized resolution # 06-63/18-S approving the revision of the Housing Choice Voucher Administrative Plan (Admin Plan); and

WHEREAS, On June 16, 2020, the Board of Commissioners authorized resolution #03-23/20-S, approving an additional revision of the Housing Choice Voucher Administrative Plan (Admin Plan); and

WHEREAS, On July 21, 2020, the Board of Commissioners authorized resolution # 07-62/20, approving an additional revision of the Housing Choice Voucher Administrative Plan (Admin Plan); and

WHEREAS, On October 20, 2020, the Board of Commissioners authorized resolution # 10-97/20-R, approving an additional revision of the Housing Choice Voucher Administrative Plan (Admin Plan); and

WHEREAS, On February 16, 2021, the Board of Commissioners authorized resolution # 02-08/21-R, approving an additional revision of the Housing Choice Voucher Administrative Plan (Admin Plan); and

WHEREAS, On December 21, 2021, the Board of Commissioners authorized resolution # 12-103/21-R, approving an additional revision of the Housing Choice Voucher Administrative Plan (Admin Plan); and

WHEREAS, On June 21, 2022, the Board of Commissioners authorized resolution #06-25/22-R, approving an additional revision of the Housing Choice Voucher Administrative Plan (Admin Plan); and

WHEREAS, On September 20, 2022, the Board of Commissioners authorized resolution #09-49/22-R, approving an additional revision of the Housing Choice Voucher Administrative Plan (Admin Plan).

WHEREAS, The Administrative Plan is required by HUD. The purpose of the Administrative Plan is to establish policies for carrying out the Housing Choice Voucher program in a manner consistent with HUD requirements and local goals and objectives contained in ECC/HANH's MTW plan; and

WHEREAS, The revisions are updates to Chapter 4– Applications, Waiting List and Tenant Selection Part 4-V: Effort to End Homelessness; Homeless Preference /Waiting List Set-Asides.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN and the President be and hereby is authorized, empowered and directed to act on behalf of ECC/HANH to take all such actions as are necessary or appropriate to cause to be prepared, execute and finalize, upon such terms as the President deems necessary and appropriate and in the best interest of ECC/HANH, the agreement contemplated and hereby to take all necessary actions to revise the ECC/HANH Housing Choice Voucher Administrative Plan (Admin Plan) to include updates to Chapter 4 – Applications, Waiting List and Tenant Selection; Part 4-V: Effort to End Homelessness; Homeless Preference /Waiting List Set-Asides.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on November 15, 2022.

Karen DuBois-Walton
Secretary/ President

Date

REVIEWED:
MCCARTER AND ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Motion to approve resolution was moved by Commissioner Witherspoon and by Commissioner Keene second. Motion passed unanimously.

MEMORANDUM

To: Board of Commissioners

Date: November 15, 2022

From: Karen DuBois-Walton Ph.D., President

RE: Resolution Authorizing Change Order Number One (1) to the Contract with Mechanical Heating & Air Conditioning Company for Emergency On-Call and Preventative Maintenance HVAC Services at Valley Townhouses, Scattered Sites Properties, Westville Manor, George Crawford Manor, McConaughy Terrace and 295 Wilmot Road for an additional amount of \$90,000.00 bringing the total contract amount from \$227,000.52 to \$317,000.52

ACTION: Recommend that the Board of Commissioners adopt Resolution #11-72/22-R

TIMING: Immediately

DISCUSSION: HANH has determined a need for Emergency, On-Call and Preventative Maintenance HVAC Services at various properties within HANH's portfolio. On March 23, 2020, a solicitation was issued with a return date of April 17, 2020. HANH received two (2) bids: Mechanical Heating & Air Conditioning Company in the amount of \$136,333.86 and United Mechanical Resources, Inc in the amount of \$147,515.52.

HANH staff conducted the due diligence required under our procurement Policy and HUD Procurement Manual, as well as compared the bids submitted by United Mechanical Resources, Inc and Mechanical Heating & Air Conditioning Company and has determined that Mechanical Heating & Air Conditioning Company was the most responsible bid. A contract award for Mechanical Heating & Air Conditioning Company was approved via Resolution 06-52/20-R for the period beginning June 17, 2020 and ending June 16, 2023 with a two (2) year option to renew.

HANH is now seeking approval of Change Order Number One (1) to the Contract with Mechanical Heating & Air Conditioning Company for Emergency, On-Call and Preventative Maintenance HVAC Services at Valley Townhouses, Scattered Sites Properties, Westville Manor, George Crawford Manor, McConaughy Terrace and 295 Wilmot Road in an amount not to exceed of \$90,000.00 bringing the total contract amount from \$227,000.52 to \$317,000.52.

In accordance with resolution 10-129/18-R per the Revised Procurement Policy, approved by the Board of Commissioners on October 16, 2018, all contracts greater than \$150,000.00 inclusive of all optional years and all change orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which results in a total contract greater than \$150,000.00 must be authorized by the Board of Commissioners prior to execution.

FISCAL IMPACT: \$90,000.00

SOURCE OF FUNDS: Operating Funds Budgeted for FY 2023

STAFF: Lee Purvis, Central Operations Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #11-72/22-R

Resolution Authorizing Change Order Number One (1) to the Contract with Mechanical Heating & Air Conditioning Company for Emergency On-Call and Preventative Maintenance HVAC Services at Valley Townhouses, Scattered Sites Properties, Westville Manor, George Crawford Manor, McConaughy Terrace and 295 Wilmot Road for an additional amount of \$90,000.00 bringing the total contract amount from \$227,000.52 to \$317,000.52

WHEREAS, HANH has determined a need for Emergency, On-Call and Preventative Maintenance HVAC Services at Valley Townhouses, Scattered Sites Properties, Westville Manor, George Crawford Manor, McConaughy Terrace and 295 Wilmot; and

WHEREAS, On March 23, 2020, a solicitation was issued with a return date of April 17, 2020; and

WHEREAS, HANH received two (2) bids: Mechanical Heating & Air Conditioning Company in the amount of \$136,333.86 and United Mechanical Resources, Inc in the amount of \$147,515.52; and

WHEREAS, HANH staff has conducted the due diligence required under our procurement Policy and HUD Procurement Manual, as well as compared the bids submitted by United Mechanical Resources, Inc and Mechanical Heating & Air Conditioning Company and has determined that Mechanical Heating & Air Conditioning Company was the most responsible bid; and

WHEREAS, A contract award for Mechanical Heating & Air Conditioning Company was approved via Resolution 06-52/20-R for the period beginning June 17, 2020 and ending June 16, 2023 with a two (2) year option to renew; and

WHEREAS, HANH is now seeking approval of Change Order Number One (1) to the Contract with Mechanical Heating & Air Conditioning Company for Emergency, On-Call and Preventative Maintenance HVAC Services at Valley Townhouses, Scattered Sites Properties, Westville Manor, George Crawford Manor, McConaughy Terrace and 295 Wilmot Road in an amount not to exceed of \$90,000.00 bringing the total contract amount from \$227,000.52 to \$317,000.52; and

WHEREAS, in accordance with resolution 10-129/18-R per the Revised Procurement Policy, approved by the Board of Commissioners on October 16, 2018, all contracts greater than \$150,000.00 inclusive of all optional years and all change orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which results in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution. in accordance with resolution 07-54/01-R approved by the Board of Commissioners on July 24, 2001, all contracts greater than \$50,000 must be authorized by the Board of Commissioners.

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

- 1. Resolution authorizing Change Order Number One (1) to the Contract with Mechanical Heating & Air Conditioning Company for Emergency, On-Call and Preventative Maintenance HVAC Services at Valley Townhouses, Scattered Sites Properties, Westville Manor, George Crawford Manor, McConaughy Terrace and 295 Wilmot Road in an amount not to exceed of \$90,000.00 bringing the total contract amount from \$227,000.52 to \$317,000.52.**
- 2. The President be and hereby is authorized, empowered and directed to take any and all such action ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this resolution.**
- 3. The resolution shall take effect immediately.**

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, November 15, 2022.

Karen DuBois-Walton, Ph. D.
Secretary/President

Date

REVIEWED:
McCarter and English

By:_____
Rolan Joni Young, Esq.
A Partner

Motion to approve resolution was moved by Commissioner Keene and by Commissioner Witherspoon second. Motion passed unanimously.

Adjournment: Motion to adjourn was made at 4:27 p.m. by Chairman Kilpatrick and seconded by Commissioner Keene. Motion passed unanimously.

ADJOURNMENT

MEMORANDUM

TO: All Board of Commissioners

FROM: John Rafferty, CFO

RE: Bills and Communications

DATE: December 20, 2022

Attached please find the following Two (2) lists:

Accounts Payable Processing Report totaling **\$ 106,570.83** (listed on page 2), this excludes paid invoices on report). This list consists of invoices that have been received and entered in the system but may not be ready for payment. A register of the paid invoices may be provided at the December 20, 2022, Board of Commissioners meeting.

Bank Book Check Register totaling **\$ 2,314,704.03** (listed on page 11). This list consists of invoices that have been paid from November 1 – November 30, 2022.
A. Prete Construction Company, Inc (\$ 155,552) for Scattered Site & Crawford Manor;
JLY Enterprises LLC (\$ 139,313) for Scattered Sites Renovations; Mechanical Heating and Air Conditioning, Inc (\$ 42,540) for various sites HVAC services;
Banton Construction Company (\$59,129) for Robert T Wolfe Phase 2;
Christopher Williams Architects, LLC (\$ 11,725) for Multiple Sites and Scattered Sited Safety; HD Supply Facilities Maintenance, Ltd (\$11,166) agency-wide supplies; Home Depot (\$ 87,207) agency-wide materials; Anthem Blue Cross/Blue Shield (\$212,899) for medical insurance; United Illuminating (\$ 120,633) for various sites; Southern Connecticut Gas (\$ 16,829) for agency-wide gas service; Regional Water Authority (\$ 104,088) For agency-wide services; Water Pollution Control (\$208,801) for agency-wide services.

The total of both registers is **\$ 2,421,274.86**
Attachments

Payment Processing Report for November 2022

Fund	Vendor	Description	Amount	Due Date	Invoice #
233	212 Exchange Street LLC	223-000	\$ 950.00	12/30/2022	2206
223	212 Exchange Street LLC	223-016	\$ 870.00	12/30/2022	2206
283	360 Management Group. Co.	283 Payroll	\$ 6,718.79	12/31/2022	November
102	Carahsoft Technology Corporation	Sept 2022 Services	\$ 7,900.63	12/16/2022	IN1281348
102	City of New Haven	LCI Oct 2022	\$ 27,238.91	11/30/2022	LCI Oct 2022
220	Eagle Elevator Company, Inc.	220-012 Trouble shooting	\$ 250.00	12/15/2022	211588
223	Eagle Elevator Company, Inc.	223-016 Trouble shooting	\$ 1,000.00	12/9/2022	210426
215	F.W. Webb Company	215-029	\$ 148.53	12/3/2022	78319602
214	F.W. Webb Company	281-A08	\$ 99.43	12/3/2022	78319781
223	Frontier Communications of Company	223-016	\$ 63.80	12/31/2022	203-772-3807
214	HD Supply Facilities Maintenance, Ltd	A08	\$ 1,050.48	10/16/2022	9206926507
214	HD Supply Facilities Maintenance, Ltd	A08	\$ 451.44	10/26/2022	9207220235
243	HD Supply Facilities Maintenance, Ltd	243-006	\$ 52.40	10/7/2022	9206588548
211	HD Supply Facilities Maintenance, Ltd	211-037	\$ 4,411.80	10/8/2022	9206643123
214	HD Supply Facilities Maintenance, Ltd	A08	\$ 1,116.50	11/2/2022	9207433423
214	HD Supply Facilities Maintenance, Ltd	A08	\$ 1,610.88	11/2/2022	9207433422
220	HD Supply Facilities Maintenance, Ltd	220-012	\$ 179.01	11/2/2022	9207433421
223	HD Supply Facilities Maintenance, Ltd	223-016	\$ 198.48	9/10/2022	9205690894
243	HD Supply Facilities Maintenance, Ltd	243-006	\$ 268.13	9/14/2022	9208789782
223	HD Supply Facilities Maintenance, Ltd	223-016	\$ 113.28	9/15/2022	9205847391
211	HD Supply Facilities Maintenance, Ltd	211-037	\$ 2,940.25	9/23/2022	9205425473
211	HD Supply Facilities Maintenance, Ltd	211-037	\$ 759.05	9/4/2022	9205477207
211	HD Supply Facilities Maintenance, Ltd	211-037	\$ 3,036.20	9/8/2022	9205566472
243	HD Supply Facilities Maintenance, Ltd	243-006	\$ 316.95	9/8/2022	9205566471
243	Home Depot	243-006	\$ 26.22	12/12/2022	1280372
231	Home Depot	231-000	\$ 53.18	12/14/2022	9013907
223	Home Depot	233-000 HW SUPERIOR	\$ 24.94	12/14/2022	9013934-1
243	Home Depot	243-006	\$ 70.69	12/15/2022	8014166
231	Home Depot	231-000	\$ 245.57	12/15/2022	8131193
231	Home Depot	231-000	\$ 118.25	12/15/2022	8014103
232	Home Depot	232-000	\$ 395.37	12/15/2022	8131187
223	Home Depot	223-016	\$ 17.21	12/15/2022	8014079
231	Home Depot	231-000 NEATHEAT RIGHT HAND ENDCAP	\$ 197.40	12/15/2022	8020801
231	Home Depot	231-000 STANLEY HI VIS SCREWDRIVER	\$ 127.25	12/15/2022	8020810
243	Home Depot	243-006	\$ 218.97	12/16/2022	7131201
243	Home Depot	243-006	\$ 69.63	12/16/2022	7131204
231	Home Depot	231-000	\$ 35.82	12/16/2022	7014328
231	Home Depot	231-000	\$ 171.86	12/16/2022	7014359
233	Home Depot	233-000	\$ 42.27	12/17/2022	6131224
231	Home Depot	231-000	\$ 72.32	12/17/2022	6131212
243	Home Depot	243-006	\$ 52.05	12/17/2022	6014578
233	Home Depot	233-000	\$ 91.80	12/17/2022	6131210
231	Home Depot	231-000	\$ 63.03	12/17/2022	6014521
233	Home Depot	233-000	\$ 41.35	12/17/2022	6014569
232	Home Depot	232-000 HSKY DRYWALL CORNERTOOL	\$ 11.98	12/17/2022	6131216
211	Home Depot	211-037	\$ 303.32	12/18/2022	5131234
223	Home Depot	223-016	\$ 922.99	12/18/2022	5014701
231	Home Depot	231-000	\$ 133.76	12/18/2022	5014669
230	Home Depot	230-023 SLIME DELUXE	\$ 59.94	12/18/2022	5021014
223	Home Depot	223-016 HUSKY 3 IN. FLAT EXTENDABLE	\$ 54.90	12/18/2022	5014811
230	Home Depot	230-023	\$ 346.11	12/19/2022	4021036
230	Home Depot	230-023	\$ 55.76	12/19/2022	4014927
211	Home Depot	211-037	\$ 121.85	12/19/2022	4014863
220	Home Depot	220-012 BUI SCUFF DEFNSE	\$ 103.93	12/19/2022	4014867
230	Home Depot	230-023	\$ 148.26	12/21/2022	2015276
233	Home Depot	233-000	\$ 179.97	12/21/2022	2021130
211	Home Depot	211-037	\$ 55.46	12/21/2022	2131245
231	Home Depot	231-000	\$ 281.70	12/21/2022	2131244
211	Home Depot	211-037	\$ 220.35	12/22/2022	1140031
243	Home Depot	243-006	\$ 60.04	12/22/2022	1131253
211	Home Depot	211-037	\$ 157.13	12/22/2022	1971842
214	Home Depot	214-035	\$ 139.31	12/22/2022	1971911
211	Home Depot	211-037	\$ 188.89	12/22/2022	1140032
231	Home Depot	231-000	\$ 93.10	12/22/2022	1015460
220	Home Depot	220-012	\$ 41.12	12/22/2022	1015434
233	Home Depot	233-000	\$ 68.36	12/22/2022	1015505
233	Home Depot	233-000	\$ 12.49	12/23/2022	10131
233	Home Depot	233-000	\$ 144.82	12/23/2022	21309
214	Home Depot	214-035	\$ 156.93	12/23/2022	131257
233	Home Depot	233-000	\$ 37.91	12/23/2022	10061

231	Home Depot	231-000	\$ 241.89	12/23/2022	971955
211	Home Depot	211-037	\$ 251.32	12/23/2022	140033
211	Home Depot	211-037	\$ 26.82	12/23/2022	131258
233	Home Depot	233-000	\$ 289.54	12/25/2022	8010248
223	Home Depot	223-016	\$ 1,174.49	12/26/2022	7021467
281	Home Depot	281-000	\$ 19.97	12/26/2022	7021469
233	Home Depot	233-000	\$ 436.15	12/26/2022	7131264
211	Home Depot	211-037	\$ 85.23	12/26/2022	7194409
233	Home Depot	233-000	\$ 176.98	12/26/2022	7010371
233	Home Depot	233-000	\$ 189.76	12/27/2022	6010504
958	Housing Authority of the City of New Haven	November Parking	\$ 152.00	12/31/2022	November
102	Housing Authority Risk Retention Group, Inc	102-60	\$ 478.80	12/1/2022	29103122
211	Housing Authority Risk Retention Group, Inc	211-037	\$ 895.50	12/1/2022	29103122
214	Housing Authority Risk Retention Group, Inc	214-035	\$ 1,268.00	12/1/2022	29103122
220	Housing Authority Risk Retention Group, Inc	220-012	\$ 2,196.60	12/1/2022	29103122
211	Housing Authority Risk Retention Group, Inc	211-037	\$ 381.18	12/31/2022	29113022
220	Housing Authority Risk Retention Group, Inc	220-012	\$ 6,284.25	12/31/2022	29113022
223	Housing Authority Risk Retention Group, Inc	223-016	\$ 3,750.00	12/31/2022	29113022
231	Housing Authority Risk Retention Group, Inc	223-000	\$ 660.15	12/31/2022	29113022
281	Infoshred, LLC	281-10 STORAGE 7/1/2022-7/31/2022	\$ 110.93	12/1/2022	1102236-1
231	Mechanical Heating and Air Conditioning, Inc	231-000	\$ 9,800.00	12/4/2022	SCCM718035C5
958	Novogradac & Company LLP	Presscott Bush	\$ 160.00	12/1/2022	10571189
102	Online Information Services, Inc	Nov 2022 HCV	\$ 332.88	12/30/2022	1165673
102	Online Information Services, Inc	Nov 2022 HCV (SS)	\$ 70.08	12/30/2022	1165672
231	Regional Water Authority	231, 296 CCF	\$ 1,414.84	12/18/2022	296 CCF
231	Regional Water Authority	231, 145 CCF	\$ 2,154.16	12/18/2022	145 CCF
233	Rubino Enterprises LLC	233-000	\$ 455.00	12/4/2022	1616
231	Rubino Enterprises LLC	231-000	\$ 1,195.00	12/4/2022	1616
230	Rubino Enterprises LLC	230-023	\$ 200.00	12/4/2022	1616
214	Torello Tire Inc.	A08	\$ 2,946.85	12/1/2022	122461
214	Torello Tire Inc.	A08 VEHICLE TOWED/REPLACE LEFT AND RIGHT REAR AXLE	\$ 791.96	12/16/2022	122381

Total Amount Due \$ 106,570.83



Type	Check No.	DD No.	Date	Amount	Status	Void Date	Recorded Payee
Check	176979	0	11/01/2022	\$ (124.00)	Posted		Adrienne Simpson
Check	176980	0	11/01/2022	\$ (36.00)	Posted		Afrika Lynette Canady
Check	176981	0	11/01/2022	\$ (56.00)	Posted		Alice J. Foskey
Check	176982	0	11/01/2022	\$ (123.00)	Posted		Ana Falero
Check	176983	0	11/01/2022	\$ (19.00)	Posted		Arriana Santana
Check	176984	0	11/01/2022	\$ (52.00)	Posted		Artavia Boone
Check	176985	0	11/01/2022	\$ (52.00)	Posted		Ayshnee Butler
DD	176986	28593	11/01/2022	\$ (132.00)	Posted		Brenda Leisa Dickey
Check	176987	0	11/01/2022	\$ (132.00)	Posted		Brenda Sparks
DD	176988	28594	11/01/2022	\$ -	Posted	12/07/2022	Candi Foley
Check	176989	0	11/01/2022	\$ (169.00)	Posted		Carle Washington
Check	176990	0	11/01/2022	\$ (52.00)	Posted		Carmen Lozada
Check	176991	0	11/01/2022	\$ (169.00)	Posted		Cassandra Moore
Check	176992	0	11/01/2022	\$ (56.00)	Posted		Chantel Whitehead
Check	176993	0	11/01/2022	\$ (106.00)	Posted		Ciera S Lewis
Check	176994	0	11/01/2022	\$ (56.00)	Posted		Clorissa Rivera
Check	177100	0	11/01/2022	\$ (134.27)	Posted		Comcast Cable
Check	176995	0	11/01/2022	\$ (64.00)	Posted		Connie J Tyson
Check	176996	0	11/01/2022	\$ (132.00)	Posted		Connie Mills
Check	177101	0	11/01/2022	\$ (10,238.75)	Posted		CSG Advisors Incorporated
Check	176997	0	11/01/2022	\$ (49.00)	Posted		Curnijah Howard
Check	176998	0	11/01/2022	\$ (40.00)	Posted		D'Juana Desilva
Check	176999	0	11/01/2022	\$ (52.00)	Posted		Dione Bennett
Check	177000	0	11/01/2022	\$ (112.00)	Posted		Donna Willett
Check	177001	0	11/01/2022	\$ (49.00)	Posted		Ericka Alis Cannon
Check	177002	0	11/01/2022	\$ (169.00)	Posted		Faith H Thompson
Check	177003	0	11/01/2022	\$ (132.00)	Posted		Gerardo Flores
Check	177004	0	11/01/2022	\$ (130.00)	Posted		Helen Suggs
Check	177005	0	11/01/2022	\$ (41.00)	Posted		Hope Brodie
Check	177006	0	11/01/2022	\$ (131.00)	Posted		Iniaara Allen
Check	177007	0	11/01/2022	\$ (507.00)	Posted		Iris Nereida Santana
DD	177008	28595	11/01/2022	\$ (169.00)	Posted		Isabel Fuentes
Check	177009	0	11/01/2022	\$ (240.00)	Posted		Jacqueline Banks
Check	177010	0	11/01/2022	\$ (49.00)	Posted		Jada Nyla Burnett
Check	177011	0	11/01/2022	\$ (19.00)	Posted		Janet Santiago
Check	177012	0	11/01/2022	\$ (23.00)	Posted		Jasmine Mcghee
Check	177013	0	11/01/2022	\$ (56.00)	Posted		Jessica Gentile
Check	177014	0	11/01/2022	\$ (56.00)	Posted		Jessica S Johnson
Check	177015	0	11/01/2022	\$ (56.00)	Posted		Jonte Sykes
Check	177016	0	11/01/2022	\$ (132.00)	Posted		Joslyn Lockwood
Check	177017	0	11/01/2022	\$ (47.00)	Posted		Kiara Carmichael
Check	177018	0	11/01/2022	\$ (169.00)	Posted		Latoya D Garrett
Check	177019	0	11/01/2022	\$ (49.00)	Posted		Leslie Mckiver
Check	177020	0	11/01/2022	\$ (155.00)	Posted		Luisa Miliano-Garcia
Check	177021	0	11/01/2022	\$ (360.00)	Posted		Malika-Akata Ada
Check	177022	0	11/01/2022	\$ (52.00)	Posted		Marclena Perez
Check	177023	0	11/01/2022	\$ (47.00)	Posted		Margie Roman
Check	177024	0	11/01/2022	\$ (56.00)	Posted		Maria L Correa
Check	177025	0	11/01/2022	\$ (159.00)	Posted		Maria R Langston
Check	177026	0	11/01/2022	\$ (112.00)	Posted		Mary A Lopez
Check	177027	0	11/01/2022	\$ (4.00)	Posted		Maryann Jones
Check	177028	0	11/01/2022	\$ (16.00)	Posted		Mayra Quiles
Check	177029	0	11/01/2022	\$ (56.00)	Posted		Migdalia Flores
Check	177030	0	11/01/2022	\$ (17.00)	Posted		Nakia Lashaun Culbreath
Check	177031	0	11/01/2022	\$ (124.00)	Posted		Nancy Marilyn Estrada
Check	177032	0	11/01/2022	\$ (102.00)	Posted		Natalie Rodriguez
Check	177033	0	11/01/2022	\$ (52.00)	Posted		Natasha White
Check	177034	0	11/01/2022	\$ (56.00)	Posted		Natasha C Clay
Check	177035	0	11/01/2022	\$ (99.00)	Posted		Natasha Laureano
Check	177036	0	11/01/2022	\$ (112.00)	Posted		Nykia Lashelle Wilder
Check	177037	0	11/01/2022	\$ (160.00)	Posted		Olga Mojica
Check	177038	0	11/01/2022	\$ (43.00)	Posted		Olivia Camp
DD	177039	28596	11/01/2022	\$ (56.00)	Posted		Pamela Greene
Check	177040	0	11/01/2022	\$ (48.00)	Posted		Patty Burruss

Check	177041	0	11/01/2022	\$	(16.00)	Posted		Paula A Barnes
Check	177042	0	11/01/2022	\$	(159.00)	Posted		Perry Flowers
Check	177043	0	11/01/2022	\$	(82.00)	Posted		Preziosa Flores
Check	177044	0	11/01/2022	\$	(1.00)	Posted		Raquel Austin
Check	177045	0	11/01/2022	\$	(246.00)	Posted		Rehossom Djirangaye
Check	177046	0	11/01/2022	\$	(47.00)	Posted		Reneta Mitchell
Check	177047	0	11/01/2022	\$	(18.00)	Posted		Robyn Louise Green
Check	177048	0	11/01/2022	\$	(169.00)	Posted		Rosa Santiago
DD	177049	28597	11/01/2022	\$	(37.00)	Posted		Rosaura Luciano
Check	177050	0	11/01/2022	\$	(49.00)	Posted		Roscheyla Prieto-Quinones
Check	177099	0	11/01/2022	\$	(250.00)	Posted		Ruth Watley
Check	177051	0	11/01/2022	\$	(15.00)	Posted		Sandy M Gaskin
Check	177052	0	11/01/2022	\$	(123.00)	Posted		Sarah M Kendrick
Check	177053	0	11/01/2022	\$	(98.00)	Posted		Sean Michael Flowers
Check	177054	0	11/01/2022	\$	(52.00)	Posted		Shamira White
Check	177055	0	11/01/2022	\$	(148.00)	Posted		Shanay Nicole Bartlett
Check	177056	0	11/01/2022	\$	(56.00)	Posted		Shanice M. Calloway
Check	177057	0	11/01/2022	\$	(23.00)	Posted		Sharron E Fogle
Check	177058	0	11/01/2022	\$	(56.00)	Posted		Shatora McCotter
Check	177059	0	11/01/2022	\$	(52.00)	Posted		Sheila K Grant
Check	177060	0	11/01/2022	\$	(52.00)	Posted		Sherita Tucker
Check	177061	0	11/01/2022	\$	(169.00)	Posted		Sor Perez
Check	177062	0	11/01/2022	\$	(38.00)	Posted		Stephanie Santiago
DD	177063	28598	11/01/2022	\$	(99.00)	Posted		Susan Davis
Check	177064	0	11/01/2022	\$	(98.00)	Posted		Synitra Culbreath
Check	177065	0	11/01/2022	\$	(104.00)	Posted		Taccarra Smith
Check	177066	0	11/01/2022	\$	(56.00)	Posted		Tamika Bennett
Check	177067	0	11/01/2022	\$	(219.00)	Posted		Tamika Bratton
Check	177068	0	11/01/2022	\$	(19.00)	Posted		Tania Montanez
Check	177069	0	11/01/2022	\$	(126.00)	Posted		Tanya A. Solomon
Check	177070	0	11/01/2022	\$	(235.00)	Posted		Tanya Carmon
Check	177071	0	11/01/2022	\$	(49.00)	Posted		Tatiana Bojka
Check	177072	0	11/01/2022	\$	(88.00)	Posted		Teneshia Monique Harrington
Check	177073	0	11/01/2022	\$	(99.00)	Posted		Terese Edwina Stevenson
Check	177074	0	11/01/2022	\$	(76.00)	Posted		Thelma Goodwin
Check	177075	0	11/01/2022	\$	(99.00)	Posted		Tiffaine Brodie
Check	177076	0	11/01/2022	\$	(128.00)	Posted		Trenna Soares
Check	177077	0	11/01/2022	\$	(136.00)	Posted		Trevon Highsmith
Check	177078	0	11/01/2022	\$	(23.00)	Posted		Tyquanna Whitaker
Check	177079	0	11/01/2022	\$	(52.00)	Posted		Tyrell J Pearson
Check	177080	0	11/01/2022	\$	(56.00)	Posted		Tyshonna Hobby
Check	177098	0	11/01/2022	\$	(20,540.69)	Posted		United Illuminating
Check	177097	0	11/01/2022	\$	(17,568.92)	Posted		United Illuminating
Check	177081	0	11/01/2022	\$	(104.00)	Posted		Valeka Williams
Check	177082	0	11/01/2022	\$	(112.00)	Posted		Vanessa Myers
DD	177083	28599	11/01/2022	\$	-	Posted	12/07/2022	Victoria C Allen
Check	177084	0	11/01/2022	\$	(41.00)	Posted		Yolanda Marte
Check	177085	0	11/01/2022	\$	(47.00)	Posted		Yvette Gray
Check	177086	0	11/01/2022	\$	(19.00)	Posted		Zaira Leticia Salinas Ramos
Check	177087	0	11/01/2022	\$	(56.00)	Posted		Zulady Alicea-Reyes
Check	177102	0	11/02/2022	\$	(397.17)	Posted		Daniel Ramos
Check	177104	0	11/02/2022	\$	(89.25)	Posted		Kramden Enterprises, Inc/dba Eli's on Whitney
Check	177103	0	11/02/2022	\$	(264.50)	Posted		Zoi's On Orange
DD	0	28600	11/03/2022	\$	(1,797.00)	Posted		Juathena Foreman
Check	177106	0	11/04/2022	\$	(25.00)	Posted		Adger Glover
Check	177107	0	11/04/2022	\$	(25.00)	Posted		Alma Keys
Check	177108	0	11/04/2022	\$	(7,270.00)	Posted		AM/PM Glass & Metal Fab., LLC
DD	0	28601	11/04/2022	\$	(516.42)	Posted		Amanda McCrea
Check	177109	0	11/04/2022	\$	(69.30)	Posted		Aramark Refreshment Services
Check	177131	0	11/04/2022	\$	(425.16)	Posted		Aramark Refreshment Services
DD	0	28602	11/04/2022	\$	(529.44)	Posted		Ashley Shemone Keen
DD	0	28603	11/04/2022	\$	(18,868.91)	Posted		Brookside 2 Associates LLC
DD	0	28604	11/04/2022	\$	(24,597.48)	Posted		Brookside 1 Associates LLC
DD	0	28605	11/04/2022	\$	(96.97)	Posted		Carahsoft Technology Corporation
DD	0	28628	11/04/2022	\$	(541.05)	Posted		Cohen Key Shop
Check	177176	0	11/04/2022	\$	(30.87)	Posted		Colby Jenkins
Check	177110	0	11/04/2022	\$	(25.00)	Posted		Cynthia N Rogers
DD	0	28606	11/04/2022	\$	(9,000.00)	Posted		EccoVia, Inc
Check	177132	0	11/04/2022	\$	(1,423.19)	Posted		F.W. Webb Company
Check	177111	0	11/04/2022	\$	(1,762.00)	Posted		Frankson Fence Company
Check	177112	0	11/04/2022	\$	(1,841.40)	Posted		HD Supply Facilities Maintenance, Ltd
Check	177133	0	11/04/2022	\$	-	Posted	11/08/2022	Home Depot
DD	0	28607	11/04/2022	\$	(2,190.00)	Posted		Home Services & More, LLC
DD	0	28608	11/04/2022	\$	(2,700.00)	Posted		Housing Development Fund, Inc.

DD	0	28609	11/04/2022	\$	(105.00)	Posted	Infoshred, LLC
DD	0	28632	11/04/2022	\$	(320.32)	Posted	Infoshred, LLC
DD	0	28610	11/04/2022	\$	(529.44)	Posted	Jasmine Yvonne Johnson
Check	177113	0	11/04/2022	\$	(529.44)	Posted	Jazmin Boria
DD	0	28611	11/04/2022	\$	(529.44)	Posted	Jerry L. Blue
Check	177114	0	11/04/2022	\$	(2,391.12)	Posted	Johns Refuse & Recycling, LLC
Check	177134	0	11/04/2022	\$	-	Posted	11/08/2022 Johnson Controls Inc
Check	177115	0	11/04/2022	\$	(25.00)	Posted	Juanita Furlow
Check	177116	0	11/04/2022	\$	(516.42)	Posted	Keara Locke
DD	0	28612	11/04/2022	\$	(8,333.33)	Posted	Kelly Group Consultants LLC
DD	0	28613	11/04/2022	\$	(11,700.00)	Posted	KJR Consulting
Check	177117	0	11/04/2022	\$	-	Posted	11/22/2022 Mabel L Carroll
Check	177135	0	11/04/2022	\$	(3,500.00)	Posted	Marcum LLP
DD	0	28629	11/04/2022	\$	(18,000.00)	Posted	McCarter & English, LLP
DD	0	28614	11/04/2022	\$	(10,659.54)	Posted	Mechanical Heating and Air Conditioning, Inc
Check	177118	0	11/04/2022	\$	(25.00)	Posted	Michael Sydney Perkins
DD	0	28615	11/04/2022	\$	(1,200.00)	Posted	Moore's Yard Care
Check	177119	0	11/04/2022	\$	(1,130.42)	Posted	Novogradac & Company LLP
DD	0	28616	11/04/2022	\$	(3,990.00)	Posted	O.T.W. Graffiti Removal Specialists, LLC
DD	0	28617	11/04/2022	\$	(960.00)	Posted	Otis Elevator Company
Check	177120	0	11/04/2022	\$	(25.00)	Posted	Paulette Branch
DD	0	28633	11/04/2022	\$	(720.00)	Posted	Penfield Communications
Check	177105	0	11/04/2022	\$	(2,514.40)	Posted	Print Fly Corporation
Check	177121	0	11/04/2022	\$	(911.22)	Posted	Regional Water Authority
Check	177136	0	11/04/2022	\$	(1,724.08)	Posted	Regional Water Authority
Check	177137	0	11/04/2022	\$	(1,666.99)	Posted	Regional Water Authority
Check	177138	0	11/04/2022	\$	(52.34)	Posted	Regional Water Authority
DD	0	28630	11/04/2022	\$	(133.84)	Posted	Ringcentral, Inc
DD	0	28618	11/04/2022	\$	(12,559.77)	Posted	Rockview 1 Associates LLC
DD	0	28619	11/04/2022	\$	(516.42)	Posted	Rosa Maria Gonzalez
DD	0	28620	11/04/2022	\$	(516.42)	Posted	Sarah Esther Garcia
DD	0	28621	11/04/2022	\$	(529.44)	Posted	Schatara McKiver
DD	0	28622	11/04/2022	\$	(529.44)	Posted	Shayla Foreman
Check	177122	0	11/04/2022	\$	(81.87)	Posted	Southern Connecticut Gas
Check	177139	0	11/04/2022	\$	(1,449.69)	Posted	Southern Connecticut Gas
Check	177140	0	11/04/2022	\$	(901.59)	Posted	Southern Connecticut Gas
Check	177141	0	11/04/2022	\$	(826.73)	Posted	Southern Connecticut Gas
Check	177142	0	11/04/2022	\$	(449.04)	Posted	Southern Connecticut Gas
Check	177143	0	11/04/2022	\$	(1,809.94)	Posted	Southern Connecticut Gas
Check	177144	0	11/04/2022	\$	(887.35)	Posted	Southern Connecticut Gas
Check	177145	0	11/04/2022	\$	(500.22)	Posted	Southern Connecticut Gas
Check	177123	0	11/04/2022	\$	(120.58)	Posted	Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	177124	0	11/04/2022	\$	(219.97)	Posted	Sunwealth Project Pool 14 LLC
DD	0	28631	11/04/2022	\$	(9,637.50)	Posted	The Computer Company Inc
Check	177125	0	11/04/2022	\$	(44.00)	Posted	Torello Tire Inc.
Check	177146	0	11/04/2022	\$	(1,409.10)	Posted	Torello Tire Inc.
DD	0	28623	11/04/2022	\$	(21,826.41)	Posted	Trinity New Haven Housing LP
DD	0	28624	11/04/2022	\$	(8,495.31)	Posted	Trinity New Haven Housing Three LP
DD	0	28625	11/04/2022	\$	(18,987.57)	Posted	Trinity New Haven Housing Two Limited Partnership
DD	0	28626	11/04/2022	\$	(16,280.82)	Posted	Trinity Rowe Limited Partnership
Check	177126	0	11/04/2022	\$	(237.74)	Posted	United Illuminating
Check	177152	0	11/04/2022	\$	(101.94)	Posted	United Illuminating
Check	177147	0	11/04/2022	\$	(109.44)	Posted	United Illuminating
Check	177148	0	11/04/2022	\$	(1,255.42)	Posted	United Illuminating
Check	177149	0	11/04/2022	\$	(27.66)	Posted	United Illuminating
Check	177150	0	11/04/2022	\$	(254.45)	Posted	United Illuminating
Check	177151	0	11/04/2022	\$	(97.97)	Posted	United Illuminating
DD	0	28627	11/04/2022	\$	(2,297.99)	Posted	United Mechanical Resources Inc.
Check	177127	0	11/04/2022	\$	(449.12)	Posted	W.B. Mason Company Inc
Check	177128	0	11/04/2022	\$	(440.52)	Posted	Water Pollution Control
Check	177129	0	11/04/2022	\$	(264.47)	Posted	Water Pollution Control
Check	177130	0	11/04/2022	\$	(244.35)	Posted	Water Pollution Control
Check	177175	0	11/04/2022	\$	(12,331.44)	Posted	Water Pollution Control
Check	177174	0	11/04/2022	\$	(435.49)	Posted	Water Pollution Control
Check	177173	0	11/04/2022	\$	(1,828.80)	Posted	Water Pollution Control
Check	177172	0	11/04/2022	\$	(616.57)	Posted	Water Pollution Control
Check	177171	0	11/04/2022	\$	(160.59)	Posted	Water Pollution Control
Check	177170	0	11/04/2022	\$	(3,559.12)	Posted	Water Pollution Control
Check	177169	0	11/04/2022	\$	(4,090.18)	Posted	Water Pollution Control
Check	177168	0	11/04/2022	\$	(541.12)	Posted	Water Pollution Control
Check	177167	0	11/04/2022	\$	(7,847.05)	Posted	Water Pollution Control
Check	177166	0	11/04/2022	\$	(103.51)	Posted	Water Pollution Control
Check	177165	0	11/04/2022	\$	(1,698.27)	Posted	Water Pollution Control
Check	177164	0	11/04/2022	\$	(2,204.97)	Posted	Water Pollution Control

Check	177163	0	11/04/2022	\$	(1,276.54)	Posted	Water Pollution Control
Check	177162	0	11/04/2022	\$	(2,825.78)	Posted	Water Pollution Control
Check	177161	0	11/04/2022	\$	(3,373.26)	Posted	Water Pollution Control
Check	177160	0	11/04/2022	\$	(4,812.63)	Posted	Water Pollution Control
Check	177159	0	11/04/2022	\$	(1,200.84)	Posted	Water Pollution Control
Check	177158	0	11/04/2022	\$	(2,133.51)	Posted	Water Pollution Control
Check	177157	0	11/04/2022	\$	(5,664.57)	Posted	Water Pollution Control
Check	177156	0	11/04/2022	\$	(2,206.84)	Posted	Water Pollution Control
Check	177155	0	11/04/2022	\$	(7,885.96)	Posted	Water Pollution Control
Check	177154	0	11/04/2022	\$	(6,544.28)	Posted	Water Pollution Control
Check	177153	0	11/04/2022	\$	(6,115.94)	Posted	Water Pollution Control
Check	177178	0	11/07/2022	\$	(2,579.87)	Posted	City of New Haven
Check	177179	0	11/07/2022	\$	(2,127.23)	Posted	Hearst Media Services Connecticut, LLC
Check	177177	0	11/07/2022	\$	(5,565.00)	Posted	Tonisha L Gray
DD	0	28634	11/08/2022	\$	(45,000.00)	Posted	A&A Office System, Inc
DD	0	28642	11/08/2022	\$	(141,736.50)	Posted	A. Prete Construction Company, Inc
Check	177181	0	11/08/2022	\$	(10,591.94)	Posted	Anthem Blue Cross/Blue Shield
DD	0	28643	11/08/2022	\$	(59,129.00)	Posted	Banton Construction Company
DD	0	28644	11/08/2022	\$	(5,805.00)	Posted	Christopher Williams Architects, LLC
Check	177182	0	11/08/2022	\$	(293.35)	Posted	Comcast Cable
Check	177183	0	11/08/2022	\$	(156.85)	Posted	Comcast Cable
Check	177184	0	11/08/2022	\$	(193.35)	Posted	Comcast Cable
Check	177185	0	11/08/2022	\$	(193.35)	Posted	Comcast Cable
Check	177186	0	11/08/2022	\$	(301.12)	Posted	Comcast Cable
Check	177187	0	11/08/2022	\$	(193.35)	Posted	Comcast Cable
Check	177188	0	11/08/2022	\$	(193.35)	Posted	Comcast Cable
DD	0	28645	11/08/2022	\$	(14,290.00)	Posted	Enviromed Services, Inc.
Check	177189	0	11/08/2022	\$	(96.99)	Posted	Frontier Communications of Company
Check	177190	0	11/08/2022	\$	(176.15)	Posted	Frontier Communications of Company
DD	0	28646	11/08/2022	\$	(5,549.48)	Posted	Haz-Pros Inc
Check	177191	0	11/08/2022	\$	(6,054.11)	Posted	HD Supply Facilities Maintenance, Ltd
DD	0	28635	11/08/2022	\$	(760.00)	Posted	Holly A Bryk
Check	177192	0	11/08/2022	\$	(106.92)	Posted	Home Depot
DD	0	28636	11/08/2022	\$	(2,681.60)	Posted	Home Services & More, LLC
DD	0	28637	11/08/2022	\$	(87.95)	Posted	Infoshred, LLC
DD	0	28648	11/08/2022	\$	(139,312.67)	Posted	JLY Enterprises LLC
DD	0	28638	11/08/2022	\$	(1,200.00)	Posted	Moore's Yard Care
DD	0	28641	11/08/2022	\$	(287.15)	Posted	New Horizon Communications Corp
DD	0	28640	11/08/2022	\$	(581.44)	Posted	New Horizon Communications Corp
Check	177180	0	11/08/2022	\$	(35,973.18)	Posted	Oxford Health Plans, LLC
Check	177218	0	11/08/2022	\$	(1,752.21)	Posted	Regional Water Authority
Check	177193	0	11/08/2022	\$	(7,838.88)	Posted	Ricoh USA Inc
DD	0	28639	11/08/2022	\$	(5,550.67)	Posted	Ringcentral, Inc
DD	0	28647	11/08/2022	\$	(7,433.28)	Posted	Silver, Petrucelli & Associates, Inc.
Check	177194	0	11/08/2022	\$	(210.00)	Posted	Supreme Corporation
Check	177195	0	11/08/2022	\$	(22.00)	Posted	Torello Tire Inc.
Check	177219	0	11/08/2022	\$	(2,400.00)	Posted	U.S. Bank
Check	177196	0	11/08/2022	\$	(959.50)	Posted	United Illuminating
Check	177197	0	11/08/2022	\$	(874.25)	Posted	United Illuminating
Check	177198	0	11/08/2022	\$	(252.78)	Posted	United Illuminating
Check	177199	0	11/08/2022	\$	(96.48)	Posted	United Illuminating
Check	177200	0	11/08/2022	\$	(541.01)	Posted	United Illuminating
Check	177233	0	11/08/2022	\$	(6,653.97)	Posted	United Illuminating
Check	177232	0	11/08/2022	\$	(7,661.77)	Posted	United Illuminating
Check	177231	0	11/08/2022	\$	(186.83)	Posted	United Illuminating
Check	177230	0	11/08/2022	\$	(125.56)	Posted	United Illuminating
Check	177229	0	11/08/2022	\$	(739.10)	Posted	United Illuminating
Check	177228	0	11/08/2022	\$	(127.18)	Posted	United Illuminating
Check	177227	0	11/08/2022	\$	(653.20)	Posted	United Illuminating
Check	177226	0	11/08/2022	\$	(1,341.00)	Posted	United Illuminating
Check	177225	0	11/08/2022	\$	(1,561.92)	Posted	United Illuminating
Check	177224	0	11/08/2022	\$	(585.17)	Posted	United Illuminating
Check	177223	0	11/08/2022	\$	(669.11)	Posted	United Illuminating
Check	177222	0	11/08/2022	\$	(631.58)	Posted	United Illuminating
Check	177221	0	11/08/2022	\$	(793.88)	Posted	United Illuminating
Check	177220	0	11/08/2022	\$	(854.54)	Posted	United Illuminating
Check	177234	0	11/08/2022	\$	(2,089.05)	Posted	Verizon Wireless
Check	177201	0	11/08/2022	\$	(1,495.00)	Posted	W.B. Mason Company Inc
Check	177202	0	11/08/2022	\$	(275.00)	Posted	W.B. Mason Company Inc
Check	177203	0	11/08/2022	\$	(2,075.27)	Posted	Water Pollution Control
Check	177204	0	11/08/2022	\$	(8,845.65)	Posted	Water Pollution Control
Check	177205	0	11/08/2022	\$	(2,623.54)	Posted	Water Pollution Control
Check	177206	0	11/08/2022	\$	(63.27)	Posted	Water Pollution Control
Check	177207	0	11/08/2022	\$	(9,464.34)	Posted	Water Pollution Control

Check	177208	0	11/08/2022	\$	(2,407.25)	Posted		Water Pollution Control
Check	177209	0	11/08/2022	\$	(2,231.20)	Posted		Water Pollution Control
Check	177210	0	11/08/2022	\$	(11,431.86)	Posted		Water Pollution Control
Check	177211	0	11/08/2022	\$	(6,633.49)	Posted		Water Pollution Control
Check	177212	0	11/08/2022	\$	(643.30)	Posted		Water Pollution Control
Check	177213	0	11/08/2022	\$	(16,438.29)	Posted		Water Pollution Control
Check	177214	0	11/08/2022	\$	(16,385.08)	Posted		Water Pollution Control
Check	177215	0	11/08/2022	\$	(2,109.15)	Posted		Water Pollution Control
Check	177216	0	11/08/2022	\$	(1,445.44)	Posted		Water Pollution Control
Check	177217	0	11/08/2022	\$	(1,879.35)	Posted		Water Pollution Control
Check	177237	0	11/08/2022	\$	(1,889.16)	Posted		Water Pollution Control
Check	177236	0	11/08/2022	\$	(234.29)	Posted		Water Pollution Control
Check	177235	0	11/08/2022	\$	(3,612.51)	Posted		Water Pollution Control
DD	0	28649	11/09/2022	\$	(151,756.93)	Posted		360 Management Group. Co.
DD	0	28652	11/10/2022	\$	(4,647.79)	Posted		360 Management Group. Co.
DD	0	28651	11/10/2022	\$	(10,190.74)	Posted		360 Management Group. Co.
DD	0	28650	11/10/2022	\$	(2,511.67)	Posted		360 Management Group. Co.
Check	177303	0	11/10/2022	\$	-	Posted	11/15/2022	Administrator, Unemployment Compensation
Check	177304	0	11/10/2022	\$	(920.96)	Posted		Aflac
DD	0	28668	11/10/2022	\$	(200.00)	Posted		Al Mccoy Langston
Check	177305	0	11/10/2022	\$	(200.00)	Posted		Alberta W Golden
Check	177238	0	11/10/2022	\$	(200.00)	Posted		Alberta Witherspoon
Check	177306	0	11/10/2022	\$	-	Posted	11/22/2022	Alicia M Spencer
Check	177239	0	11/10/2022	\$	(200.00)	Posted		Angela Dixon
Check	177240	0	11/10/2022	\$	(200.00)	Posted		Annette Yancey
Check	177241	0	11/10/2022	\$	(200.00)	Posted		Avis Grant
Check	177307	0	11/10/2022	\$	(200.00)	Posted		Billy Ray Mathews
Check	177242	0	11/10/2022	\$	(200.00)	Posted		Brenda J Harris
Check	177243	0	11/10/2022	\$	(200.00)	Posted		Bruce Gatling
Check	177244	0	11/10/2022	\$	(200.00)	Posted		Christy A Pedini
Check	177308	0	11/10/2022	\$	(185.63)	Posted		Cobblestone System Corp
Check	177309	0	11/10/2022	\$	(15,167.57)	Posted		Colonial Life & Accident Insurance
Check	177283	0	11/10/2022	\$	(250.12)	Posted		Comcast Cable
Check	177310	0	11/10/2022	\$	(300.00)	Posted		Connecticut Housing Finance Authority
Check	177311	0	11/10/2022	\$	(114.70)	Posted		Corporate Mailing Services LLC
Check	177312	0	11/10/2022	\$	(191.42)	Posted		Corporate Mailing Services LLC
Check	177331	0	11/10/2022	\$	-	Posted	12/13/2022	Country House Restaurant
Check	177313	0	11/10/2022	\$	(200.00)	Posted		David Anderson
DD	0	28653	11/10/2022	\$	(200.00)	Posted		Deborah Hudson
DD	0	28654	11/10/2022	\$	(200.00)	Posted		Dennis Nathaniel Jenkins
Check	177314	0	11/10/2022	\$	-	Posted	11/22/2022	Donna Santiago
Check	177315	0	11/10/2022	\$	(200.00)	Posted		Doris J Doward
DD	0	28667	11/10/2022	\$	(985.00)	Posted		Enviromed Services, Inc.
Check	177316	0	11/10/2022	\$	(200.00)	Posted		Eric D Jowers
Check	177317	0	11/10/2022	\$	(250.00)	Posted		Eryka L Claudio
Check	177245	0	11/10/2022	\$	(2,970.00)	Posted		Frankson Fence Company
Check	177332	0	11/10/2022	\$	-	Posted	12/02/2022	Fred V Leone
Check	177285	0	11/10/2022	\$	(57.36)	Posted		Frontier Communications of Company
Check	177284	0	11/10/2022	\$	(136.61)	Posted		Frontier Communications of Company
Check	177246	0	11/10/2022	\$	(200.00)	Posted		Gail Pressley
Check	177247	0	11/10/2022	\$	(200.00)	Posted		Giovanna Latina
Check	177248	0	11/10/2022	\$	(136.12)	Posted		HD Supply Facilities Maintenance, Ltd
Check	177286	0	11/10/2022	\$	(1,197.77)	Posted		HD Supply Facilities Maintenance, Ltd
Check	177249	0	11/10/2022	\$	(200.00)	Posted		Hector A Lozada-Osorio
DD	0	28655	11/10/2022	\$	(1,200.00)	Posted		Holly A Bryk
Check	177318	0	11/10/2022	\$	(3,354.54)	Posted		Home Depot
Check	177319	0	11/10/2022	\$	-	Posted	11/15/2022	Home Depot
Check	177320	0	11/10/2022	\$	-	Posted	11/15/2022	Home Depot
Check	177321	0	11/10/2022	\$	-	Posted	11/15/2022	Home Depot
Check	177322	0	11/10/2022	\$	-	Posted	11/15/2022	Home Depot
DD	0	28656	11/10/2022	\$	(808.30)	Posted		Housing Authority of the City of New Haven
Check	177250	0	11/10/2022	\$	(200.00)	Posted		Janet Poole
Check	177251	0	11/10/2022	\$	(200.00)	Posted		Jessica Wilkerson
Check	177330	0	11/10/2022	\$	(4,403.97)	Posted		Johnson Controls Inc
Check	177252	0	11/10/2022	\$	(27,764.37)	Posted		Johnson Controls US Holdings LLC
DD	0	28669	11/10/2022	\$	(200.00)	Posted		Jonathan Stewart
Check	177323	0	11/10/2022	\$	(200.00)	Posted		Judy Cosby
Check	177253	0	11/10/2022	\$	(200.00)	Posted		Keith Davis
Check	177254	0	11/10/2022	\$	(200.00)	Posted		Kelly Nichols
Check	177324	0	11/10/2022	\$	(43.38)	Posted		Kimberly Johansen
DD	0	28670	11/10/2022	\$	(4,980.00)	Posted		KJR Consulting
DD	0	28657	11/10/2022	\$	(1,220.00)	Posted		Kone Inc.
Check	177325	0	11/10/2022	\$	(200.00)	Posted		Lagreta Riles
Check	177255	0	11/10/2022	\$	(200.00)	Posted		Larry Mcneil

DD	0	28658	11/10/2022	\$ (200.00)	Posted		Lavern Davis
Check	177326	0	11/10/2022	\$ (435.20)	Posted		Legal Shield
DD	0	28671	11/10/2022	\$ (200.00)	Posted		Linda Cross
Check	177256	0	11/10/2022	\$ -	Posted	11/22/2022	Luz E Torres
Check	177257	0	11/10/2022	\$ (200.00)	Posted		Major Banks
Check	177258	0	11/10/2022	\$ (200.00)	Posted		Maritza Baez
Check	177259	0	11/10/2022	\$ (200.00)	Posted		Marta Laboy
Check	177260	0	11/10/2022	\$ (200.00)	Posted		Miguel Avila
Check	177261	0	11/10/2022	\$ (200.00)	Posted		Noraima Avila
Check	177262	0	11/10/2022	\$ (200.00)	Posted		Olivia Lewis
Check	177327	0	11/10/2022	\$ (113.88)	Posted		Online Information Services, Inc
DD	0	28659	11/10/2022	\$ -	Posted	11/17/2022	Patricia Mabry
DD	0	28660	11/10/2022	\$ (200.00)	Posted		Patricia Mackay
DD	0	28661	11/10/2022	\$ -	Posted	11/17/2022	Patricia Thorpe
DD	0	28662	11/10/2022	\$ (200.00)	Posted		Paul A Kates
DD	0	28663	11/10/2022	\$ (200.00)	Posted		Pedro Octavio Jimenez
DD	0	28672	11/10/2022	\$ (200.00)	Posted		Perry Lamar Gary
Check	177263	0	11/10/2022	\$ (200.00)	Posted		Ralph Berryman
Check	177287	0	11/10/2022	\$ (449.46)	Posted		Regional Water Authority
Check	177264	0	11/10/2022	\$ (200.00)	Posted		Richard Bailey
Check	177265	0	11/10/2022	\$ (200.00)	Posted		Roberto Roman-Negron
Check	177266	0	11/10/2022	\$ -	Posted	11/22/2022	Russell Roberson
Check	177267	0	11/10/2022	\$ (200.00)	Posted		Sean Holland
Check	177268	0	11/10/2022	\$ (200.00)	Posted		Shantour Jackson
Check	177288	0	11/10/2022	\$ (532.18)	Posted		Skyview Ridgefield LLC
Check	177296	0	11/10/2022	\$ (31.85)	Posted		Southern Connecticut Gas
Check	177295	0	11/10/2022	\$ (9.47)	Posted		Southern Connecticut Gas
Check	177294	0	11/10/2022	\$ (1,908.79)	Posted		Southern Connecticut Gas
Check	177293	0	11/10/2022	\$ (669.33)	Posted		Southern Connecticut Gas
Check	177292	0	11/10/2022	\$ (99.84)	Posted		Southern Connecticut Gas
Check	177291	0	11/10/2022	\$ (396.13)	Posted		Southern Connecticut Gas
Check	177290	0	11/10/2022	\$ (297.75)	Posted		Southern Connecticut Gas
Check	177289	0	11/10/2022	\$ (1,362.51)	Posted		Southern Connecticut Gas
Check	177269	0	11/10/2022	\$ (240.00)	Posted		State Of Connecticut
Check	177328	0	11/10/2022	\$ (1,517.00)	Posted		State Of Connecticut
Check	177270	0	11/10/2022	\$ (200.00)	Posted		Stevie Jackson
Check	177271	0	11/10/2022	\$ (695.00)	Posted		Supreme Corporation
Check	177272	0	11/10/2022	\$ (200.00)	Posted		Teethenia Stroud
DD	0	28664	11/10/2022	\$ (200.00)	Posted		Teresa Nela Caporale
Check	177274	0	11/10/2022	\$ (4,231.89)	Posted		United Illuminating
Check	177273	0	11/10/2022	\$ (3,251.86)	Posted		United Illuminating
Check	177275	0	11/10/2022	\$ (2,611.46)	Posted		United Illuminating
Check	177276	0	11/10/2022	\$ (12,658.22)	Posted		United Illuminating
Check	177277	0	11/10/2022	\$ (426.00)	Posted		United Illuminating
Check	177278	0	11/10/2022	\$ (2,331.65)	Posted		United Illuminating
Check	177279	0	11/10/2022	\$ (1,401.82)	Posted		United Illuminating
Check	177280	0	11/10/2022	\$ (1,019.89)	Posted		United Illuminating
Check	177301	0	11/10/2022	\$ (143.61)	Posted		United Illuminating
Check	177300	0	11/10/2022	\$ (41.51)	Posted		United Illuminating
Check	177299	0	11/10/2022	\$ (61.87)	Posted		United Illuminating
Check	177298	0	11/10/2022	\$ (37.00)	Posted		United Illuminating
Check	177297	0	11/10/2022	\$ (1,256.63)	Posted		United Illuminating
Check	177329	0	11/10/2022	\$ (88.00)	Posted		United Way of Greater New Haven
Check	177281	0	11/10/2022	\$ (50.00)	Posted		Victoria C Allen
Check	177282	0	11/10/2022	\$ -	Posted	12/06/2022	Water Pollution Control
DD	0	28665	11/10/2022	\$ (2,275.00)	Posted		WebHouse Inc
DD	0	28666	11/10/2022	\$ (200.00)	Posted		Willard E. Ford
Check	177302	0	11/10/2022	\$ (6,161.88)	Posted		Yale Termite & Pest Elimination Corp.
Check	177333	0	11/14/2022	\$ (250.00)	Posted		Jada Nyla Burnett
DD	0	28673	11/15/2022	\$ (4,068.66)	Posted		360 Management Group. Co.
DD	0	28693	11/15/2022	\$ (5,835.79)	Posted		360 Management Group. Co.
DD	0	28691	11/15/2022	\$ (4,237.47)	Posted		Administrator, Unemployment Compensation
DD	0	28675	11/15/2022	\$ (48.00)	Posted		Afscme Local 713/afscme Council 4
DD	0	28674	11/15/2022	\$ (2,622.00)	Posted		Afscme Local 713/afscme Council 4
Check	177334	0	11/15/2022	\$ (184.00)	Posted		Afscme Local 818
DD	0	28676	11/15/2022	\$ (8.00)	Posted		AFSCME PEOPLE Committee
DD	0	28692	11/15/2022	\$ (16.00)	Posted		AFSCME PEOPLE Committee
Check	177355	0	11/15/2022	\$ (9,602.62)	Posted		City of New Haven
Check	177335	0	11/15/2022	\$ (552.34)	Posted		Comcast Cable
Check	177343	0	11/15/2022	\$ (57.36)	Posted		Frontier Communications of Company
Check	177342	0	11/15/2022	\$ (57.36)	Posted		Frontier Communications of Company
Check	177341	0	11/15/2022	\$ (57.36)	Posted		Frontier Communications of Company
Check	177340	0	11/15/2022	\$ (57.36)	Posted		Frontier Communications of Company
Check	177339	0	11/15/2022	\$ (57.36)	Posted		Frontier Communications of Company

Check	177338	0	11/15/2022	\$	(142.17)	Posted		Frontier Communications of Company
Check	177337	0	11/15/2022	\$	(1,520.77)	Posted		Frontier Communications of Company
Check	177336	0	11/15/2022	\$	(275.79)	Posted		Frontier Communications of Company
DD	0	28694	11/15/2022	\$	(760.39)	Posted		Glendower Ribicoff Four, LLC
Check	177358	0	11/15/2022	\$	(430.61)	Posted		Home Depot
Check	177361	0	11/15/2022	\$	(1,707.78)	Posted		Home Depot
Check	177362	0	11/15/2022	\$	(2,093.60)	Posted		Home Depot
Check	177363	0	11/15/2022	\$	(13.49)	Posted		Home Depot
Check	177364	0	11/15/2022	\$	(721.19)	Posted		Home Depot
Check	177365	0	11/15/2022	\$	(285.91)	Posted		Home Depot
Check	177366	0	11/15/2022	\$	(2,535.97)	Posted		Home Depot
Check	177367	0	11/15/2022	\$	(1,462.07)	Posted		Home Depot
Check	177368	0	11/15/2022	\$	(29.61)	Posted		Home Depot
Check	177369	0	11/15/2022	\$	(2,709.95)	Posted		Home Depot
Check	177370	0	11/15/2022	\$	(1,920.23)	Posted		Home Depot
Check	177371	0	11/15/2022	\$	(2,956.99)	Posted		Home Depot
Check	177372	0	11/15/2022	\$	(3,443.45)	Posted		Home Depot
Check	177373	0	11/15/2022	\$	(4,006.90)	Posted		Home Depot
Check	177374	0	11/15/2022	\$	(1,123.82)	Posted		Home Depot
Check	177375	0	11/15/2022	\$	(1,860.36)	Posted		Home Depot
Check	177376	0	11/15/2022	\$	(2,249.13)	Posted		Home Depot
Check	177377	0	11/15/2022	\$	(2,140.89)	Posted		Home Depot
Check	177378	0	11/15/2022	\$	(3,843.89)	Posted		Home Depot
DD	0	28677	11/15/2022	\$	(3,690.83)	Posted		Housing Authority of the City of New Haven
DD	0	28678	11/15/2022	\$	(1,128.24)	Posted		Housing Authority of the City of New Haven
DD	0	28679	11/15/2022	\$	(1,654.76)	Posted		Housing Authority of the City of New Haven
DD	0	28680	11/15/2022	\$	(3,865.58)	Posted		Housing Authority of the City of New Haven
DD	0	28681	11/15/2022	\$	(1,537.36)	Posted		Housing Authority of the City of New Haven
DD	0	28682	11/15/2022	\$	(5,705.77)	Posted		Housing Authority of the City of New Haven
DD	0	28683	11/15/2022	\$	(2,746.67)	Posted		Housing Authority of the City of New Haven
DD	0	28684	11/15/2022	\$	(3,690.83)	Posted		Housing Authority of the City of New Haven
DD	0	28685	11/15/2022	\$	(1,654.76)	Posted		Housing Authority of the City of New Haven
DD	0	28686	11/15/2022	\$	(1,128.24)	Posted		Housing Authority of the City of New Haven
DD	0	28687	11/15/2022	\$	(2,746.67)	Posted		Housing Authority of the City of New Haven
DD	0	28688	11/15/2022	\$	(5,705.77)	Posted		Housing Authority of the City of New Haven
DD	0	28689	11/15/2022	\$	(1,537.36)	Posted		Housing Authority of the City of New Haven
DD	0	28695	11/15/2022	\$	(3,865.58)	Posted		Housing Authority of the City of New Haven
Check	177344	0	11/15/2022	\$	(548.08)	Posted		Metropolitan Life Insurance Company USA
Check	177359	0	11/15/2022	\$	(420.48)	Posted		Online Information Services, Inc
Check	177353	0	11/15/2022	\$	(427.35)	Posted		Regional Water Authority
Check	177352	0	11/15/2022	\$	(548.51)	Posted		Regional Water Authority
Check	177351	0	11/15/2022	\$	(2,923.85)	Posted		Regional Water Authority
Check	177350	0	11/15/2022	\$	(2,672.86)	Posted		Regional Water Authority
Check	177349	0	11/15/2022	\$	(2,943.08)	Posted		Regional Water Authority
Check	177348	0	11/15/2022	\$	(1,601.83)	Posted		Regional Water Authority
Check	177347	0	11/15/2022	\$	(2,956.44)	Posted		Regional Water Authority
Check	177346	0	11/15/2022	\$	-	Posted	11/15/2022	Regional Water Authority
Check	177345	0	11/15/2022	\$	-	Posted	11/15/2022	Regional Water Authority
Check	177357	0	11/15/2022	\$	(120.76)	Posted		Regional Water Authority
Check	177356	0	11/15/2022	\$	(2,729.59)	Posted		Regional Water Authority
Check	177360	0	11/15/2022	\$	(19,820.02)	Posted		Regional Water Authority
DD	0	28690	11/15/2022	\$	(2,457.77)	Posted		Two Men and A Truck - Connecticut
Check	177354	0	11/15/2022	\$	(1,573.56)	Posted		United Illuminating
Check	177379	0	11/16/2022	\$	(2,137.46)	Posted		City of Hartford Housing
Check	177380	0	11/16/2022	\$	(13,838.73)	Posted		Comcast Cable
Check	177381	0	11/16/2022	\$	(1,058.84)	Posted		Hamden Housing Authority
Check	177382	0	11/16/2022	\$	(24,779.82)	Posted		Home Depot
Check	177386	0	11/16/2022	\$	(2,585.46)	Posted		Imagineers, Inc
Check	177385	0	11/16/2022	\$	(2,381.46)	Posted		Imagineers, Inc
Check	177384	0	11/16/2022	\$	(1,525.46)	Posted		Imagineers, Inc
Check	177383	0	11/16/2022	\$	(2,887.46)	Posted		Imagineers, Inc
DD	0	28696	11/16/2022	\$	(20,990.60)	Posted		Mechanical Heating and Air Conditioning, Inc
DD	0	28710	11/17/2022	\$	(13,815.00)	Posted		A. Prete Construction Company, Inc
Check	177388	0	11/17/2022	\$	(1,000.00)	Posted		Ace Van & Storage, Inc.
Check	177387	0	11/17/2022	\$	(8,754.00)	Posted		AM/PM Glass & Metal Fab., LLC
Check	177389	0	11/17/2022	\$	(1,387.52)	Posted		Aramark Refreshment Services
Check	177390	0	11/17/2022	\$	(1,286.10)	Posted		Autoscribe Corporation
DD	0	28711	11/17/2022	\$	(6,740.00)	Posted		Bureau Veritas Technical Assesments LLC
DD	0	28699	11/17/2022	\$	(18,665.60)	Posted		Cdw Government Inc
Check	177400	0	11/17/2022	\$	(55.33)	Posted		Comcast Cable
Check	177399	0	11/17/2022	\$	(413.95)	Posted		Comcast Cable
Check	177398	0	11/17/2022	\$	(219.00)	Posted		Comcast Cable
DD	0	28700	11/17/2022	\$	(19,760.70)	Posted		CWPM, LLC
Check	177391	0	11/17/2022	\$	(975.00)	Posted		Eagle Elevator Company, Inc.

DD	0	28712	11/17/2022	\$ -	Posted	11/17/2022	Enviromed Services, Inc.
Check	177413	0	11/17/2022	\$ (63.80)	Posted		Frontier Communications of Company
Check	177412	0	11/17/2022	\$ (63.80)	Posted		Frontier Communications of Company
Check	177411	0	11/17/2022	\$ (182.59)	Posted		Frontier Communications of Company
Check	177410	0	11/17/2022	\$ (143.05)	Posted		Frontier Communications of Company
Check	177409	0	11/17/2022	\$ (76.59)	Posted		Frontier Communications of Company
Check	177408	0	11/17/2022	\$ (63.80)	Posted		Frontier Communications of Company
Check	177407	0	11/17/2022	\$ (64.04)	Posted		Frontier Communications of Company
Check	177406	0	11/17/2022	\$ (103.48)	Posted		Frontier Communications of Company
Check	177405	0	11/17/2022	\$ (159.06)	Posted		Frontier Communications of Company
Check	177404	0	11/17/2022	\$ (118.57)	Posted		Frontier Communications of Company
Check	177403	0	11/17/2022	\$ (179.17)	Posted		Frontier Communications of Company
Check	177402	0	11/17/2022	\$ (171.44)	Posted		Frontier Communications of Company
Check	177401	0	11/17/2022	\$ (736.04)	Posted		Frontier Communications of Company
Check	177414	0	11/17/2022	\$ (360.00)	Posted		Hands On Moving, LLC
DD	0	28713	11/17/2022	\$ (8,091.53)	Posted		Haz-Pros Inc
DD	0	28701	11/17/2022	\$ (5,777.00)	Posted		Home Services & More, LLC
Check	177392	0	11/17/2022	\$ (2,445.16)	Posted		Johnson Controls Inc
Check	177393	0	11/17/2022	\$ (523.26)	Posted		Marilyn Dawson
DD	0	28702	11/17/2022	\$ (9,554.71)	Posted		Mechanical Heating and Air Conditioning, Inc
DD	0	28703	11/17/2022	\$ (1,200.00)	Posted		Moore's Yard Care
DD	0	28714	11/17/2022	\$ (21,703.00)	Posted		Nobe Construction Company
Check	177394	0	11/17/2022	\$ (6,282.75)	Posted		Northeast Generator
DD	0	28704	11/17/2022	\$ (136.24)	Posted		Northwest Interpreters, Inc.
DD	0	28697	11/17/2022	\$ (200.00)	Posted		Patricia Mabry
DD	0	28698	11/17/2022	\$ (200.00)	Posted		Patricia Thorpe
DD	0	28705	11/17/2022	\$ (14,500.00)	Posted		Patterson & Associate Consulting, LLC
DD	0	28706	11/17/2022	\$ (660.00)	Posted		Penfield Communications
Check	177415	0	11/17/2022	\$ (136.76)	Posted		Regional Water Authority
DD	0	28707	11/17/2022	\$ (8,343.75)	Posted		The Computer Company Inc
DD	0	28708	11/17/2022	\$ (13,755.00)	Posted		The Glendower Group, Inc
Check	177395	0	11/17/2022	\$ (305.99)	Posted		Torello Tire Inc.
Check	177417	0	11/17/2022	\$ (196.14)	Posted		United Illuminating
Check	177416	0	11/17/2022	\$ (16.83)	Posted		United Illuminating
DD	0	28709	11/17/2022	\$ (1,540.00)	Posted		United Mechanical Resources Inc.
Check	177396	0	11/17/2022	\$ (632.34)	Posted		W.B. Mason Company Inc
Check	177397	0	11/17/2022	\$ (3,954.69)	Posted		Yale Termite & Pest Elimination Corp.
Check	177418	0	11/17/2022	\$ (1,200.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177419	0	11/18/2022	\$ (200.00)	Posted		Ace Van & Storage, Inc.
Check	177420	0	11/18/2022	\$ (202,306.96)	Posted		Anthem Blue Cross/Blue Shield
Check	177421	0	11/18/2022	\$ (184.65)	Posted		Aramark Refreshment Services
DD	0	28715	11/18/2022	\$ (5,920.00)	Posted		Christopher Williams Architects, LLC
DD	0	28716	11/18/2022	\$ (961.80)	Posted		Cohen Key Shop
Check	177422	0	11/18/2022	\$ (172.99)	Posted		Corporate Mailing Services LLC
DD	0	28717	11/18/2022	\$ (18,854.16)	Posted		CWPM, LLC
Check	177423	0	11/18/2022	\$ (424.88)	Posted		Gayatri Rana
DD	0	28718	11/18/2022	\$ (2,950.00)	Posted		Ideal Printing Co. Inc
Check	177424	0	11/18/2022	\$ (4,062.15)	Posted		Laz Parking
DD	0	28719	11/18/2022	\$ (1,335.00)	Posted		Mechanical Heating and Air Conditioning, Inc
Check	177426	0	11/18/2022	\$ (424.88)	Posted		Melody Ramos
Check	177425	0	11/18/2022	\$ (325.64)	Posted		Melody Ramos
Check	177428	0	11/18/2022	\$ (900.00)	Posted		Quadiant Finance USA, INC
Check	177429	0	11/18/2022	\$ (130.38)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	177427	0	11/18/2022	\$ (2,732.01)	Posted		W.B. Mason Company Inc
DD	0	28733	11/22/2022	\$ (58,316.10)	Posted		360 Management Group. Co.
DD	0	28734	11/22/2022	\$ -	Posted	11/22/2022	360 Management Group. Co.
DD	0	28735	11/22/2022	\$ (17,865.73)	Posted		360 Management Group. Co.
DD	0	28736	11/22/2022	\$ (0.60)	Posted		360 Management Group. Co.
Check	177533	0	11/22/2022	\$ (200.00)	Posted		Alicia M Spencer
Check	177430	0	11/22/2022	\$ (108.15)	Posted		Answer Plus Communications LLC
Check	177431	0	11/22/2022	\$ (97.46)	Posted		Aramark Refreshment Services
Check	177432	0	11/22/2022	\$ (52.26)	Posted		Cincinnati Copiers, Inc
Check	177542	0	11/22/2022	\$ (301.12)	Posted		Comcast Cable
Check	177534	0	11/22/2022	\$ (200.00)	Posted		Donna Santiago
DD	0	28720	11/22/2022	\$ (220.00)	Posted		Eagle Leasing Company
DD	0	28737	11/22/2022	\$ (5,810.00)	Posted		Enviromed Services, Inc.
Check	177543	0	11/22/2022	\$ (297.19)	Posted		F.W. Webb Company
Check	177538	0	11/22/2022	\$ (70.66)	Posted		Frontier Communications of Company
Check	177544	0	11/22/2022	\$ (133.67)	Posted		Frontier Communications of Company
Check	177539	0	11/22/2022	\$ (203.40)	Posted		HD Supply Facilities Maintenance, Ltd
Check	177545	0	11/22/2022	\$ (3,111.61)	Posted		Home Depot
Check	177555	0	11/22/2022	\$ (3,721.51)	Posted		Home Depot
Check	177556	0	11/22/2022	\$ (3,616.32)	Posted		Home Depot
Check	177558	0	11/22/2022	\$ (586.01)	Posted		Home Depot

Check	177559	0	11/22/2022	\$	(621.75)	Posted		Home Depot
Check	177560	0	11/22/2022	\$	(3,871.78)	Posted		Home Depot
DD	0	28724	11/22/2022	\$	(152.00)	Posted		Housing Authority of the City of New Haven
DD	0	28725	11/22/2022	\$	(75.10)	Posted		Jana Douglas
Check	177433	0	11/22/2022	\$	(406.01)	Posted		Johnson Controls US Holdings LLC
DD	0	28726	11/22/2022	\$	(451.07)	Posted		Knight's Inc
DD	0	28727	11/22/2022	\$	(2,977.44)	Posted		Kronos Incorporated
DD	0	28721	11/22/2022	\$	(1,230.00)	Posted		La Voz Hispana Newsprint
Check	177535	0	11/22/2022	\$	(200.00)	Posted		Luz E Torres
Check	177537	0	11/22/2022	\$	(25.00)	Posted		Mabel L Carroll
DD	0	28728	11/22/2022	\$	(897.46)	Posted		MINITPRINT Inc d/b/a Docuprintnow
DD	0	28729	11/22/2022	\$	(1,200.00)	Posted		Moore's Yard Care
DD	0	28722	11/22/2022	\$	(2,435.00)	Posted		Otis Elevator Company
DD	0	28730	11/22/2022	\$	(1,046.01)	Posted		Porto's Tire Service
Check	177437	0	11/22/2022	\$	(3,106.65)	Posted		Regional Water Authority
Check	177436	0	11/22/2022	\$	(844.76)	Posted		Regional Water Authority
Check	177435	0	11/22/2022	\$	(254.88)	Posted		Regional Water Authority
Check	177434	0	11/22/2022	\$	(908.13)	Posted		Regional Water Authority
Check	177503	0	11/22/2022	\$	(1,926.68)	Posted		Regional Water Authority
Check	177504	0	11/22/2022	\$	(13,546.41)	Posted		Regional Water Authority
Check	177505	0	11/22/2022	\$	(1,539.54)	Posted		Regional Water Authority
Check	177506	0	11/22/2022	\$	(436.86)	Posted		Regional Water Authority
Check	177507	0	11/22/2022	\$	(421.94)	Posted		Regional Water Authority
Check	177508	0	11/22/2022	\$	(1,183.11)	Posted		Regional Water Authority
Check	177509	0	11/22/2022	\$	(5,474.15)	Posted		Regional Water Authority
Check	177510	0	11/22/2022	\$	-	Posted	11/22/2022	Regional Water Authority
Check	177511	0	11/22/2022	\$	(206.69)	Posted		Regional Water Authority
Check	177512	0	11/22/2022	\$	(911.76)	Posted		Regional Water Authority
Check	177513	0	11/22/2022	\$	(82.60)	Posted		Regional Water Authority
Check	177514	0	11/22/2022	\$	(2,868.89)	Posted		Regional Water Authority
Check	177515	0	11/22/2022	\$	(8,345.53)	Posted		Regional Water Authority
Check	177554	0	11/22/2022	\$	(619.25)	Posted		Regional Water Authority
Check	177553	0	11/22/2022	\$	(275.55)	Posted		Regional Water Authority
Check	177552	0	11/22/2022	\$	(2,969.87)	Posted		Regional Water Authority
Check	177551	0	11/22/2022	\$	(4,512.05)	Posted		Regional Water Authority
Check	177550	0	11/22/2022	\$	(1,273.53)	Posted		Regional Water Authority
Check	177549	0	11/22/2022	\$	(1,546.40)	Posted		Regional Water Authority
Check	177548	0	11/22/2022	\$	(2,037.15)	Posted		Regional Water Authority
Check	177547	0	11/22/2022	\$	-	Posted	11/22/2022	Regional Water Authority
Check	177546	0	11/22/2022	\$	(891.19)	Posted		Regional Water Authority
Check	177557	0	11/22/2022	\$	(1,926.68)	Posted		Regional Water Authority
Check	177561	0	11/22/2022	\$	(660.87)	Posted		Regional Water Authority
Check	177536	0	11/22/2022	\$	(200.00)	Posted		Russell Roberson
Check	177441	0	11/22/2022	\$	(41.99)	Posted		Southern Connecticut Gas
Check	177440	0	11/22/2022	\$	(1,563.12)	Posted		Southern Connecticut Gas
Check	177439	0	11/22/2022	\$	(723.11)	Posted		Southern Connecticut Gas
Check	177438	0	11/22/2022	\$	(29.20)	Posted		Southern Connecticut Gas
Check	177516	0	11/22/2022	\$	(893.20)	Posted		Southern Connecticut Gas
Check	177517	0	11/22/2022	\$	(418.53)	Posted		Southern Connecticut Gas
Check	177518	0	11/22/2022	\$	(454.46)	Posted		Southern Connecticut Gas
Check	177519	0	11/22/2022	\$	(70.67)	Posted		Southern Connecticut Gas
Check	177520	0	11/22/2022	\$	(247.13)	Posted		Southern Connecticut Gas
Check	177540	0	11/22/2022	\$	(577.13)	Posted		Southern Connecticut Gas
Check	177541	0	11/22/2022	\$	(128.84)	Posted		Southern Connecticut Gas
Check	177442	0	11/22/2022	\$	(385.52)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	177443	0	11/22/2022	\$	(349.07)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	177444	0	11/22/2022	\$	(311.22)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	177445	0	11/22/2022	\$	(757.03)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	177446	0	11/22/2022	\$	(3,876.78)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	177447	0	11/22/2022	\$	(3,062.90)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	177448	0	11/22/2022	\$	(3,092.64)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	177449	0	11/22/2022	\$	(2,257.08)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	177450	0	11/22/2022	\$	(1,346.74)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	177521	0	11/22/2022	\$	(4,183.32)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	177522	0	11/22/2022	\$	(3,136.10)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	177523	0	11/22/2022	\$	(3,140.31)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	177524	0	11/22/2022	\$	(1,978.12)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	177525	0	11/22/2022	\$	(5,112.83)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	177526	0	11/22/2022	\$	(639.27)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	177527	0	11/22/2022	\$	(56.08)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	177528	0	11/22/2022	\$	(8.40)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	177529	0	11/22/2022	\$	(3,241.20)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	177530	0	11/22/2022	\$	(1,959.88)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
DD	0	28731	11/22/2022	\$	(5,250.00)	Posted		The Narrative Project, LLC

Check	177454	0	11/22/2022	\$	(114.69)	Posted		United Illuminating
Check	177453	0	11/22/2022	\$	(44.32)	Posted		United Illuminating
Check	177452	0	11/22/2022	\$	(30.44)	Posted		United Illuminating
Check	177451	0	11/22/2022	\$	(5,727.40)	Posted		United Illuminating
Check	177531	0	11/22/2022	\$	(810.42)	Posted		United Illuminating
Check	177532	0	11/22/2022	\$	(1,325.00)	Posted		United Illuminating
DD	0	28723	11/22/2022	\$	(478.25)	Posted		United Mechanical Resources Inc.
Check	177455	0	11/22/2022	\$	(418.28)	Posted		W.B. Mason Company Inc
DD	0	28732	11/22/2022	\$	(2,275.00)	Posted		WebHouse Inc
Check	177502	0	11/22/2022	\$	-	Posted	11/23/2022	Yale Termite & Pest Elimination Corp.
Check	177501	0	11/22/2022	\$	(25.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177500	0	11/22/2022	\$	(78.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177499	0	11/22/2022	\$	(567.24)	Posted		Yale Termite & Pest Elimination Corp.
Check	177498	0	11/22/2022	\$	(48.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177497	0	11/22/2022	\$	(150.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177496	0	11/22/2022	\$	(75.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177495	0	11/22/2022	\$	(402.40)	Posted		Yale Termite & Pest Elimination Corp.
Check	177494	0	11/22/2022	\$	(60.36)	Posted		Yale Termite & Pest Elimination Corp.
Check	177461	0	11/22/2022	\$	(40.24)	Posted		Yale Termite & Pest Elimination Corp.
Check	177462	0	11/22/2022	\$	(150.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177463	0	11/22/2022	\$	(249.39)	Posted		Yale Termite & Pest Elimination Corp.
Check	177464	0	11/22/2022	\$	(14.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177465	0	11/22/2022	\$	(75.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177466	0	11/22/2022	\$	(276.65)	Posted		Yale Termite & Pest Elimination Corp.
Check	177467	0	11/22/2022	\$	(130.78)	Posted		Yale Termite & Pest Elimination Corp.
Check	177468	0	11/22/2022	\$	(226.35)	Posted		Yale Termite & Pest Elimination Corp.
Check	177469	0	11/22/2022	\$	(14.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177470	0	11/22/2022	\$	(14.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177471	0	11/22/2022	\$	(75.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177472	0	11/22/2022	\$	(281.68)	Posted		Yale Termite & Pest Elimination Corp.
Check	177473	0	11/22/2022	\$	(14.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177474	0	11/22/2022	\$	(75.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177475	0	11/22/2022	\$	(75.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177476	0	11/22/2022	\$	(122.25)	Posted		Yale Termite & Pest Elimination Corp.
Check	177477	0	11/22/2022	\$	(25.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177478	0	11/22/2022	\$	(498.78)	Posted		Yale Termite & Pest Elimination Corp.
Check	177479	0	11/22/2022	\$	(14.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177456	0	11/22/2022	\$	(472.82)	Posted		Yale Termite & Pest Elimination Corp.
Check	177480	0	11/22/2022	\$	(21.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177481	0	11/22/2022	\$	(21.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177482	0	11/22/2022	\$	(27.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177483	0	11/22/2022	\$	(624.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177484	0	11/22/2022	\$	-	Posted	11/23/2022	Yale Termite & Pest Elimination Corp.
Check	177485	0	11/22/2022	\$	(14.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177486	0	11/22/2022	\$	(14.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177487	0	11/22/2022	\$	(14.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177488	0	11/22/2022	\$	(25.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177489	0	11/22/2022	\$	(78.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177490	0	11/22/2022	\$	(467.79)	Posted		Yale Termite & Pest Elimination Corp.
Check	177491	0	11/22/2022	\$	(925.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177492	0	11/22/2022	\$	(156.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177493	0	11/22/2022	\$	(925.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177457	0	11/22/2022	\$	(925.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177458	0	11/22/2022	\$	(234.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177459	0	11/22/2022	\$	(27.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177460	0	11/22/2022	\$	(21.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	177563	0	11/23/2022	\$	(89.78)	Posted		Federal Express Corp.
Check	177564	0	11/23/2022	\$	(200.00)	Posted		Patricia Mackay
Check	177562	0	11/23/2022	\$	(2,335.53)	Posted		Yale Termite & Pest Elimination Corp.
DD	0	28738	11/29/2022	\$	(2,631.00)	Posted		Berchem Moses PC
DD	0	28739	11/29/2022	\$	(749.00)	Posted		Cohen Key Shop
Check	177573	0	11/29/2022	\$	(33.63)	Posted		Comcast Cable
Check	177599	0	11/29/2022	\$	(586.70)	Posted		Comcast Cable
Check	177598	0	11/29/2022	\$	(586.70)	Posted		Comcast Cable
Check	177597	0	11/29/2022	\$	(386.70)	Posted		Comcast Cable
Check	177596	0	11/29/2022	\$	(386.70)	Posted		Comcast Cable
Check	177595	0	11/29/2022	\$	(313.70)	Posted		Comcast Cable
Check	177594	0	11/29/2022	\$	(395.70)	Posted		Comcast Cable
Check	177593	0	11/29/2022	\$	(313.70)	Posted		Comcast Cable
Check	177592	0	11/29/2022	\$	(386.70)	Posted		Comcast Cable
Check	177591	0	11/29/2022	\$	(386.70)	Posted		Comcast Cable
Check	177590	0	11/29/2022	\$	(386.70)	Posted		Comcast Cable
Check	177589	0	11/29/2022	\$	(196.24)	Posted		Comcast Cable
Check	177588	0	11/29/2022	\$	(196.24)	Posted		Comcast Cable

Check	177587	0	11/29/2022	\$	(676.76)	Posted	Comcast Cable
Check	177600	0	11/29/2022	\$	(4,500.00)	Posted	DePino, Nunez & Biggs, LLC
DD	0	28740	11/29/2022	\$	(5,512.50)	Posted	Ed The Treeman
Check	177565	0	11/29/2022	\$	(1,040.22)	Posted	F.W. Webb Company
DD	0	28745	11/29/2022	\$	(1,732.50)	Posted	Gilson Software Solutions - PHA, LLC.
Check	177566	0	11/29/2022	\$	(921.60)	Posted	HD Supply Facilities Maintenance, Ltd
Check	177601	0	11/29/2022	\$	(81.66)	Posted	HD Supply Facilities Maintenance, Ltd
Check	177602	0	11/29/2022	\$	(730.55)	Posted	HD Supply Facilities Maintenance, Ltd
Check	177567	0	11/29/2022	\$	(3,126.37)	Posted	Home Depot
Check	177574	0	11/29/2022	\$	(608.47)	Posted	Home Depot
Check	177582	0	11/29/2022	\$	(2,215.95)	Posted	Home Depot
Check	177603	0	11/29/2022	\$	(1,704.98)	Posted	Home Depot
Check	177613	0	11/29/2022	\$	(245.58)	Posted	Home Depot
DD	0	28741	11/29/2022	\$	(380.00)	Posted	Home Services & More, LLC
Check	177568	0	11/29/2022	\$	(450.00)	Posted	Johnson Controls Inc
Check	177585	0	11/29/2022	\$	(25.00)	Posted	Jose Rodriguez
DD	0	28742	11/29/2022	\$	(18,000.00)	Posted	McCarter & English, LLP
DD	0	28748	11/29/2022	\$	(1,852.50)	Posted	McCarter & English, LLP
Check	177586	0	11/29/2022	\$	(75.00)	Posted	Monique Allen
DD	0	28743	11/29/2022	\$	(876.76)	Posted	New Horizon Communications Corp
DD	0	28744	11/29/2022	\$	(2,544.00)	Posted	Pride Cleaning Pros, LLC
Check	177583	0	11/29/2022	\$	(67.79)	Posted	Regional Water Authority
Check	177605	0	11/29/2022	\$	(1,754.41)	Posted	Regional Water Authority
Check	177604	0	11/29/2022	\$	(57.74)	Posted	Regional Water Authority
DD	0	28746	11/29/2022	\$	(89.23)	Posted	Ringcentral, Inc
DD	0	28747	11/29/2022	\$	(89.23)	Posted	Ringcentral, Inc
Check	177569	0	11/29/2022	\$	(97.68)	Posted	Stanley Convergent Security Solutions, INc.
Check	177570	0	11/29/2022	\$	(3,190.00)	Posted	State Of Connecticut
Check	177607	0	11/29/2022	\$	(2,515.15)	Posted	United Illuminating
Check	177606	0	11/29/2022	\$	(13,302.91)	Posted	United Illuminating
Check	177571	0	11/29/2022	\$	(720.00)	Posted	W.B. Mason Company Inc
Check	177572	0	11/29/2022	\$	(856.69)	Posted	W.B. Mason Company Inc
Check	177608	0	11/29/2022	\$	(505.29)	Posted	W.B. Mason Company Inc
Check	177575	0	11/29/2022	\$	(9,464.34)	Posted	Water Pollution Control
Check	177576	0	11/29/2022	\$	(8,845.65)	Posted	Water Pollution Control
Check	177577	0	11/29/2022	\$	(2,407.25)	Posted	Water Pollution Control
Check	177578	0	11/29/2022	\$	(2,231.20)	Posted	Water Pollution Control
Check	177579	0	11/29/2022	\$	(2,623.54)	Posted	Water Pollution Control
Check	177580	0	11/29/2022	\$	(63.27)	Posted	Water Pollution Control
Check	177581	0	11/29/2022	\$	(2,075.27)	Posted	Water Pollution Control
Check	177584	0	11/29/2022	\$	(435.49)	Posted	Water Pollution Control
Check	177612	0	11/29/2022	\$	(1,828.80)	Posted	Water Pollution Control
Check	177611	0	11/29/2022	\$	(737.29)	Posted	Water Pollution Control
Check	177610	0	11/29/2022	\$	(6,419.07)	Posted	Water Pollution Control
Check	177609	0	11/29/2022	\$	(850.86)	Posted	Water Pollution Control
Check	177720	0	11/30/2022	\$	(1,720.21)	Posted	Chamberlain Court Condominium Association, Inc.
Check	177723	0	11/30/2022	\$	(3,496.48)	Posted	Verizon Wireless
Check	177722	0	11/30/2022	\$	(1,838.14)	Posted	Verizon Wireless
Check	177721	0	11/30/2022	\$	(3,547.01)	Posted	Verizon Wireless

Total Payments Issued \$ (2,314,704.03)

President's Report

To: ECC/HANH Board of Commissioners

From: Karen DuBois-Walton, Ph.D., President

Date: December 20, 2022

RE: President's December 2022 Report

I. Administrative

Happy Holidays! It is hard to imagine that we are at the final month of 2022. So many community partners step forward to ensure our families have a happy holiday season. Thank you to those who provide thanksgiving meals and holiday gifts.

December always marks the submission of our MTW Annual Report. I am proud to bring this year's report for your approval as it summarizes that work of the entire MTW team as we work toward the goals outlined in the MTW 2022 Annual Plan. Notably, we served over 6,200 families which represents a 29% increase in families served since our baseline year in 2001 and we continue to serve families at the very lowest income levels at substantially the same numbers. Our efforts have preserved and redeveloped over 2,500 units of quality affordable housing. Our cost effectiveness measures have demonstrated the ability to process 59% higher voucher volume since baseline while experiencing only a 40% increase in administrative costs related to inspections. Families engaged in our self sufficiency programs demonstrated \$129,000 in debt reduction, earned an average credit score of 648 and average income of \$45,000 annually. And excitingly, in our CARES program 18 families graduated to self sufficiency, no longer requiring housing subsidy. These are all promising signs related to the MTW initiatives that we undertake.

Time Extension Granted per Resolution #02-25/10-R

- Contract extension with Hartford Truck & Equipment off State of Ct. contract # 17PSX0118 set to expire on January 31, 2023, for Snow Removal Equipment August 31, 2022 to January 31, 2023. (PO# 21814-13464)
- Contract extension with F. W. Webb off State of Ct. contract # 15PSX0193 set to expire on December 31, 2023, for Plumbing and Heating Supplies December 31, 2022, to December 31, 2023. (PO# 22219-13719)
- No Cost Time Extension for Robert T. Wolfe PH1—Common Area Improvements: Change Order #9, contract extended to January 31, 2023 to accommodate long lead time items.
- No Cost Time Extension for Robert T. Wolfe PH2: Life Health and Safety Upgrades-- contract extended to January 30, 2023 to complete unforeseen mold abatement and related construction.

- No Cost Time Extension for Essex Fence and Basement Abatement to June 5, 2023 to replace fencing after Essex Envelope and Bathroom and Flooring Upgrades and maintain new warranty.
- No Cost Time Extension for 546 Woodward Avenue Reroofing until December 30, 2022 for structural repairs; completion prior to winter weather.
- **No Cost Time Extension for Westville Manor Snow Removal Contract with 212 Exchange Street until March 31 2023**
- **No Cost Time Extension for McConnaughey Snow Removal Contract with Nobe Construction until March 31, 2023**
- **No Cost time extension with AM PM Door & Installation for door repair services from December 31 to March 31, 2023 in order to re-procure services PO # 21154-13106 .**
- **No Cost time extension with Off The Wall Graffiti Removal for graffiti removal services from December 19, 2022 to March 31, 2023 PO # 21864-13495.**

II. Finance

October 2022 YTD Financials

The financial report covers one months (October 1 through October 31) of data. Total Revenues are \$10,912,522 and Total Expenses are \$8,250,375 (including depreciation expense of \$163,569). The excess of revenue over expenses is reduced by \$(777,754) capitalized expenditures/notes activity. Depreciation expense add-back is \$163,569. The HANH Net Surplus of \$2,047,961 was as follows:

MTW Programs

- Low Income Public Housing

Net surplus is \$445,032 versus a budget net deficit of \$(72,766) for an overall favorable variance of \$517,798

- Section 8 Housing Choice Voucher

Net deficit is \$(41,978) versus a budget deficit of \$(64,346). The favorable variance is \$22,368.

Non-MTW Programs

- Business Activities showed deficit of \$(38,276) compared with a budgeted deficit of \$(67,422), resulting in a favorable variance of \$29,146.
- Central Office Cost Center shows a net surplus of \$734,085 compared to a budgeted surplus of \$204,534 resulting in a favorable variance of \$529,551.

August	68.87%	58.41%	-10.46%
September	72.80%	59.0%	-13.8%
October	71.75%	59.0%	-12.75%
November	70.47%	60.0%	-10.47%
December	62.56%		
Average	78.07%	61.30%	

IV. Community and Economic Development (CED) Monthly Report

CARES Program Highlights

- **M. Turner:** Resident was given the green light to pursue her homeownership goal. She is current working two jobs, has improved her credit score and has managed to save throughout her participation in the program. Ms. Turner has been pre-qualified by Liberty Bank for \$250,000.
- **B. Torres:** Resident was given the green light to pursue her homeownership goal. She has improved her credit score and has managed to save throughout her participation in the program.

FSS Resident Highlights:

FSS/CARES Programs saw 3 residents successfully complete the program –

- **LG:** Resident closed on a \$223,00 house on November 10th and was able to accrue \$8,209 in escrow during her time in the program.
- **SP:** Resident enrolled in the program in 2017 with a yearly salary of \$30,209. Through her participation in the FSS program she achieved her employment and income goals and she now brings in \$102,018 per year. Her FICO score rose to 660, and she was able to save \$1,504.77 for unexpected expenses. She has also accrued \$14,902 in escrow.
- **TL:** Resident graduated from CARES and plans to move to Atlanta Georgia after the new year. During her time in the program, she has earned BA and MA degrees and has increased her credit score from 520 to 640. Ms. Lowe is currently working for DCF and her adult son who attended our OSHA training now works full time as a security guard for Children Center on Whitney Ave. She has \$6,000 in savings and will receive \$14,573.00 in REEF funds.

ECC Believes Program Highlights

- This month we have received great feedback from STEP intern T.M in regards to Youth financial literacy workshops. She stated “ I enjoy the workshops because I am learning how I can build my credit in a responsible way”. This months workshops were on The ABCs of Credit & Borrowing and Real World Expenses.
- Recruitment began for a Youth Mentoring Program at Eastview Terrace with Urban Community Alliance in December.

- Church Partnerships with Youth Without Limits and Bridges of Hope offer over 30 youth at St Anthony 1 and 2 and Eastview with afterschool programming.

V.Planning and Modernization

HAI Loss Prevention Grants:

P&M applied for funding 5/31/2022, from HAI, our insurance company, for two reimbursement grants, Fire Loss Prevention, \$78,680, for installation of Fire Suppression Cannisters at each stovetop in our LIPH portfolio, and Storm Damage Prevention, \$770,760, for Tree and Shrub management and removal. ECC was awarded the Fire Loss Prevention Grant, September 19, 2022. This is a cooperative venture with the Planning and Modernization, Finance, and Operations Departments. Work has begun reducing ECC liability risk and making our communities safer.

HUD Emergency Safety and Security Grant:

P&M also applied to HUD for funding to address security upgrades at Robert T. Wolfe and George Crawford Manor. The grant would enable our high-rise Elderly and Disabled communities to have the extra layer of security necessary to exclude the influx of an uninvited element. The maximum award per HA annually is \$250,000. Application was submitted June 15, 2022, and the full amount was awarded, October 3, 2022.

Lead-Based Paint Capital Fund Program—Lead Grant Funding Years 2017 and 2020

HUD Housing Related Hazards 2020

- P&M responded to the HUD NOFA for the Housing Related Hazards for Fiscal Year 2020, due May 25, 2021. On September 29, 2021, ECC was awarded \$3,999,993., the highest amount to a Housing Authority, in the nation, to address the following Hazards at Scattered Sites, Essex, Crawford Manor, Wolfe: Smoke and Carbon monoxide, Radon, Mold and Vermin (high-rise buildings). Work will include inspections, testing, installation of equipment, treatments and post-abatement testing, as required. The grant covers abatements in buildings encompassing 402 units. Scheduling/testing has begun with CO & smoke detectors (HUD stated priority), Radon testing and mitigation. Mold is being addressed in conjunction with Lead abatement projects as well as separately. Inspections for the Vermin (Bedbugs, rodents and cockroaches) portion of the grant has begun. A 3rd Quarterly benchmark report has been sent to the HUD Washington and our Regional offices. We are now working directly with the HUD Washington LBP and Housing Related Hazards Team and the our Regional Office regarding applicability of coverage for the grants as we progress through the construction and ongoing abatement design and procurement of contractors.

ECC Lead-Based Paint Capital Fund Projects

HUD Lead Grant 2017--ECC applied for and awarded **\$986,260** in Sept 5, 2018:

HUD national office understood the need was greater and put out an additional NOFA.

HUD Lead Grant 2020--ECC applied and was awarded an additional **\$3,700,000**, in May 2021.

What we have completed to date:

- Obligated all **\$986,260**, 2017 LBP Grant funding by 9/6/2022 deadline.
- Tested all (299) LIPH family property units at risk for Lead Based Paint (Built before 1978).

- Units testing positive for lead were organized by priority in order of importance to address-- Amalgamated Prioritization Chart. Highest priority, units with children under the age of 6 years and actionable levels of lead.
- We are addressing units even if there are no children, now, as these could be rented in the future to a family with young children.
- ECC met with State of Connecticut and HUD Washington Lead Teams to align goals and verify plan of action.
- **Immediate action--Completed:**
 - Trained in-house staff to perform Interim Controls and to Follow Lead Safe Renovating practices
 - **Interim Controls:** Targeted highest priority units, temporarily removing lead dust while design and solicitation process was in progress
 - Highest priority Scattered site properties (**10 houses-17 units**)
 - McConaughy Terrace exterior source of lead dust--our largest Family development (**201 units**).
 - Removed Lead painted doors and friction components at McConaughy Terrace...no lead painted doors left at McConaughy Terrace (**201 units**).
- **Design, Abatement and Construction Complete** for Lead Abatement in the following properties:
 - 10 houses (**17 units lead safe**) in our Scattered Sites West Portfolio. Lead, encapsulated, including replacement of peeling porch components and encapsulation of some siding. These came first as they were highest on our Amalgamated Prioritization Chart.
 - Essex Townhouses (**32 units lead safe**) ...all known lead components have been removed from 32 units, not just encapsulated. Of the remaining 3 units (total of 35 units at Essex), all have encapsulated lead, to be removed in the new Essex Envelope Scope of work, in the process of window replacement.
 - McConaughy (201 units moved to redevelopment effort...however, units all had Interim Controls performed; More permanent Abatement to accompany redevelopment.
- **Redesign:** Upon receipt of the 2nd Lead Based Paint grant, design of remaining units were upgraded to remove instead of just encapsulate certain components, keeping to the priorities established by the testing. This was made possible due to the additional HUD funding and provides residents and ECC a more permanent and lasting solution to the Lead.
- **Other Housing Related Hazards:** ECC added elimination of other Housing Related Hazards upon receipt of a 3rd HUD grant \$3,999,993, where inspections identified significant mold, CO and Smoke detectors, vermin and Radon to mitigate or remove. Work on the multiple hazards started, and units with identified Radon, throughout the LIPH portfolio have been mitigated with installed piping and exhaust fan systems and confirmation testing. All properties have been inspected for needed CO and Smoke detectors and designs for more reliable hardwired systems is in process. Vermin are being addressed in conjunction with other construction projects. Mold is being addressed largely in the scattered sites AMPs, some properties with Lead Abatement work, others, separately.

Solicitations Awarded in 2022:

- **Group B: 3 Single-Family Houses** in the Scattered Site West portfolio (**Construction start on site, September 2, 2022, completion February 28, 2023**)
- **Group C: 8 Units in 4 houses** in the Scattered Site East portfolio--**Solicitations went out for Bid, July 2022 for Construction Completion February 28, 2023:**
- **Group A: 1 house, Scattered Sites East portfolio,** Lead, mold and asbestos abatement with site safety and historic preservation requirements; Solicitation out for Bid September 2022, originally going to the October Board, for construction start in Spring, 2023; 2 Bids were received. Contractor with lowest responsible Bid is being presented to the BOC, December, 2022.

- **Group D: 21 houses** in the Scattered Sites East portfolio (houses currently without children under the age of 6 years but needing lead abatement for future family rentals). Design documents under review, for solicitation in January 2023.

Testing has also been performed by the Operations Department in our Elderly and Disabled community high-rise buildings, and Lead was addressed in the areas where children under 6 years were living (common areas). Not part of the Lead Grant work.; In Robert T. Wolfe Apartments, a resident reported a child with an elevated blood level (EBL), which ultimately resulted in medical testing which did not confirm evidence of an actual elevated blood level, 5 micrograms/deciliter. ECC proactively retested the building common areas and the child's unit and determined that an elevator floor contained lead dust above the allowable threshold. ECC's trained Lead Interim Controls team has cleaned the area and received environmental clearance by an accredited Environmental consultant. The local Department of Public Health is responsible for investigating the likely source of lead for the child. ECC remains committed to the health of our residents, especially the most vulnerable, young children. We did not wait for the official confirmation of an Elevated blood level to ensure the site was safe. Children's elevated blood levels should not be the tests which trigger safety measures.

In addition, ECC is not required to test for Lead in Water as part of the grant, however, ECC in its commitment to Residents, tested for lead in water and has abated any identified lead in water concerns, throughout the portfolio, not using the Lead Grant monies.

Testing results are shared with residents and explained, if needed. State of CT Lead education packet is shared and consultants are available for any technical clarification. Prior to Covid, Lead education packets were available in our lobby. We will be starting to make these available, again. Ongoing Lead Management Plans are being developed for completed Construction projects, as required by the HUD regulations.

P&M Projects 2020-2022

- **Scattered Sites: Heating and Gas Conversion:** Contract Documents completed. Contract out to bid in September 2019, yielded only one bid, 40% over cost estimate. Re-procurement yielded responsive bid approved by the Board. Construction started April 15, 2021 and original Scope of Work is, 100% complete. Related change order work completed with environmental testing. Final payment and closed out; Reimbursement to the tenants for oil in existing tanks has been completed.
- **Crawford Manor: ADA Entrance and Access Improvements and Fire Panel and Fire Pump Replacement:** ECC rescinded previously awarded contract due to COVID considerations. Project was repackaged to perform PH1- ADA entry and fire pump renovations. PH 2, Fire Panel replacement work which requires entry into resident units in an Elderly development, was postponed until deemed safe to proceed, due to COVID. Seven (7) bids were received for Phase 1 vestibule and fire pump replacement. In March 2021, Board approved contract award. ADA entry vestibule is completed, and in use. The fire pump is installed. Fire Marshal required a change in electrical panels, a change order which added time. A portion of the work has been paid for by CARES funding. Work extended to March 31, 2022, to accommodate the Fire Department Fire Watch schedule. PH 2, was re-bid, for the Fire Panel and addressable fire alarm system and Life Health and Safety Upgrades. Resolution was brought to the Board of Commissioners, in April, 2022. Time extended due to long lead times on equipment. Contract work is completed.
- **Robert T. Wolfe Renovations:** A team of architects, engineers, environmental consultants, Operations and Planning and Modernization staff completed a survey of critical needs, health, life and safety considerations. Cost estimates were evaluated, and prioritized projects selected for design; bids were solicited, and 2 non-responsive bids submitted. Project resolicited. An elevator consultant was procured to design for elevator repairs, which were procured separately; ECC Indefinite Quantities Architect assisted in approaching repairs in a novel way saving ECC almost

\$500,000 on the repairs. Due to COVID, Wolfe Phase 1 excludes work requiring entry into resident units or requiring relocation of residents in an elderly and disabled population; Construction on the community room, laundry room and corridors is completed. The Lobby and ADA entry work is largely completed pending delivery of a long lead-time item., now scheduled for completion in January. The project was rebid. A contract for Phase 2, for resident interior improvements was awarded, and preconstruction surveys were completed in March, 2020. 10-unit bathrooms will be replaced and miscellaneous other life health and safety improvements throughout the majority of the residential units. Work began on the 8th and 7th floors in February, 2022, and has progressed through the 1st floor. Additional life health and safety items have been identified, and are being addressed concurrently. These additional conditions are the result of new and worse conditions from over the two year period while Covid restrictions on entering units were in place. Phase II contract work will be completed in January 30, 2023, time extended due to unforeseen conditions.

- **McConaughy Terrace:** Sanitary and Storm Sewer Improvements; Two (2) bids were received, and the contract was awarded to the lowest responsible bidder. Construction started August 2020, replacing sanitary and storm sewers in sequence; delayed start due to COVID planning for safety of the community. Construction proceeded on schedule, however due to discovery and removal of contaminated soils, a wintertime extension was given. Additional soil disposal costs and general conditions cost were brought to the BOC. Substantial completion was reached 5/19/2021. This project has replaced all of the damaged and failing storm and sanitary sewer lines which were 70 years old, vastly improving health and safety for the 198 families and 3 communal areas at McConaughy Terrace. Project is closed out.
- **Physical Needs Assessments:** P&M solicited the services of architects and engineers to provide Physical Needs Assessments (PNAs) and Capital Needs Assessments for RAD which are recommended for planning capital and development projects. Procurement scheduled virtual interviews with both respondents. A contractor was selected and approved by the BOC, June 2021. All site inspections for the original scope have been completed. Reports are finalized. These include individual Replacement Reserves for each of the Scattered Site properties, which is a new and more practical approach. Resident youth was hired as part of the consultants' Section 3 commitment to assist on the project. The contract has been extended for 1 year, with no additional funds to enable ECC the option to request additional reports for development projects. A report for Eastview I was requested and provided to aid ECC in determining a plan for future renovations.
- **Essex Envelope and Site Fencing:** Project design completed. Scope of project included roof, gutter, siding, window, AC sleeve, asbestos pipe insulation abatement and fencing replacement. Project scope revised to include only Site fencing and asbestos pipe insulation, as these portions could be addressed without unit entry during COVID. Bids solicited in March for fencing and basement pipe abatement. Six bids received. Scope of work was rebid. Project awarded and pipe insulation abatement is 100% completed. Re-insulation, 100% complete. Site fencing installation was 100% complete, July 22, 2022; Contract was extended to allow for new fencing to be temporarily removed under warranty to make room for siding replacement. Contract end date will align with Essex Envelope project.
- **Essex Envelope and Bathroom and Flooring Upgrades:** This project will replace Roofs, Siding, Windows, Gutters and downspouts, provide code required AC sleeves, replace all bathrooms, and some flooring which is all beyond their Estimated Useful Life. This is a major improvement for residents of Essex Townhouses. Due to procurement issues the solicitation was cancelled, and the project put out to bid, again. Project awarded. Construction on site has begun on the roofs and windows. Work will proceed on the envelope (roof, siding, windows) and follow up with interior work, only when all materials have been received. In response to long lead time item schedules

some exterior work will begin which does not require resident relocation. Scheduled for construction completion, June 5, 2023.

- **ECC Design Standard Specifications:** P&M has updated the standard design and construction specifications in a comprehensive manner, soliciting input from the Glendower Group, Operations and 360 Management, to create a practical document for in-house and Consultant use. Project is completed.
- **425B Eastern Street:** P&M solicited A&E and environmental design services for a vacancy rehabilitation project. 425B Eastern Street sustained significant structural and cosmetic damage due to a fire. Solicitation received several bids; contract awarded. ECC's insurance company was contacted, and monies will be available for a portion of the repairs. Construction is complete, including change order work completed due to Fire Marshal request, and damage subsequent to design. City sign off received. Project closed out, and insurance betterment payment received.
- **437M&N Eastern Street:** P&M solicited A&E and environmental design services for a vacancy rehabilitation project. 437 M&N Eastern Street sustained significant structural and cosmetic damage due to a fire. Solicitation received several bids; contract awarded. ECC's insurance company was contacted. Roofing condition requires corrective structural fortification. Project was out for bid with bids due before Thanksgiving. Due to receiving only one bid, ECC resolicited the project and bids are due January 4, 2023.
- **IQC Vacancy Contractor:** P&M and Operations working together to support vacant unit upgrade needs through management of 2 IQC painting and clean out contracts, one for high rise units and one for units with residential rates. Current contracts expired; Operation solicited quotes for new contracts which will be managed by Operations with Operations funding.
- **295 Wilmot Road—West Rock Community Center:** Structural Engineering study and cost estimate solicited to support Operations. Two areas identified requiring structural shoring. Shoring quotes solicited, with only 1 quote significantly above the independent cost estimate, and therefore, not accepted. Quotes were solicited for the shoring between Buildings 1&2 and a contract has been awarded. As of 3/7/2022, the shoring in the warehouse area has been completed. The Building is in use.
- **McQueeney Plaza Repair & Upgrades:** A reworking of the plaza at 360 Orange Street has expanded the brick plaza emphasizing and enhancing the entry to the 360 Management client office. In-house design; construction completed and project closed out.
- **Radon Mitigation at Scattered Sites Multi-family, Scattered Sites East and West:** Radon was identified in 8 units of housing in the Scattered Site (SS) Multi-family developments. Mitigation design is completed and out to bid. As part of the Housing Related Hazards Grant, SS East and SS West properties were tested and only a few units came back positive for radon. These units will be addressed under the same contract, with a separate funding source. Solicitations received 0 bids. Project was out for quotes, due 7/20/22. Contract is awarded. Project was completed in 30 days from the notice to proceed. Construction in the field was completed September 19th. Project scheduled for punchlist and will be in the closeout phase as of December 19, 2022.
- **57 Mountaintop:** Scattered Sites East single-family home with extensive mold, requiring relocation of the household residents. Joint project between Operations Department and Planning & Modernization (P&M). Operations to address immediate mold abatement and miscellaneous housing upgrades to allow resident to return to the house. P&M has contracted with an Architect and Environmental consultant to design a remedy for long term remediation of the moisture source(s) which fed the mold and miscellaneous building and site upgrades. Operations has performed much of the needed immediate work, and the design for remediation is underway.
- **George Crawford Structural Evaluation:** ECC is conducting a structural evaluation of 90 Park Street, which is on the National Register of Historic Places. This structural evaluation will not

only provide information on the condition of the structure of the building for current life safety, but will also provide information valuable to any future plans for the building. A contract has been finalized with a structural engineering firm, and project has begun.

- **546 Woodward Avenue:** ECC Contractor with Notice To Proceed has completed the roof work and is currently scheduled for substantial completion review.

VI. The Glendower Group

• Farnam Courts Phase II

- For the purpose of Financing Glendower bifurcated the redevelopment of Phase II into two phases – 4% and 9%.
- Glendower Farnam Courts 4%, LLC (closest to Farnam 1), consists of 45 units and Glendower Farnam Courts 9%, LLC consists of 66 units including 52 affordable, a community building, and a park.
- 100% drawing completed on January 24, 2020.
- Haynes Construction has been selected to be the General Contractor for Phase II.

▪ Farnam Courts Phase II 4%

- Successfully closed on July 7, 2020.
- Notice to proceed issued to begin work on July 13, 2020.
- Construction completed and keys turned over on 10/13/21.
- Closeout process ongoing. Waiting on Environmental closeout reports and updated O&M Manuals with survey.
- Conversion targeted for the 1st quarter of 2023.

▪ Farnam Courts Phase II 9%

- Successfully closed on December 17, 2020
- Notice to proceed issued to begin vertical and demolition work on December 18, 2020.
- Demolition of former Farnam buildings completed.
- Phase 2b building construction was completed in May 2022. Fencing and the playground installation began 9-12-22.
- HTCC application submitted on June 1, 2021, for additional funding in the amount of \$500,000 due to offset the cost of the sharp increase in lumber pricing across construction nationally caused by the Covid pandemic. Awarded the full amount on October 8, 2021.
- Conversion targeted for the 1st quarter of 2023.

▪ Westville Manor

- The Authority submitted a 9% LIHTC application in November 2016 to complete the offsite component on the Rockview Phase II site and was awarded. - Contract closing for Rockview Phase 2 occurred on June 20, 2019.
- The Authority issued an RFQ for a Master Planner for Westville Manor and selected a team composed of Ken Boroson Architects and Torti Gallas Planners.
- The planning team has begun scheduling the necessary steps to prepare for the first application for on-site redevelopment with a target of January 2022. This application will address the first phase of Westville Manor consisting of 50 total units and will include the 21 unit 3-story main building.
- It is anticipated that funding for the final Westville Manor on-site phase consisting of 59 units will be submitted under the 9% LIHTC CHFA round in 2022 or 2023.

- The master Planning Team held a series of meetings and charrettes in September 2018 and will completed a final recommendation to stakeholders in January 2019. The Authority submitted a RAD application for Westville Manor and was awarded.
- It was determined that a Planned Development District (PDD) was the best approach to the redevelopment of the site. A PDD application was submitted to the City of New Haven in January 2019 that will include the redevelopment of 109 units on site of which 80% will be RAD replacement units and 20% unrestricted. The Board of Alders approved the PDD in April 2019.
- Submitted a 9% LIHTC application for on-site Phase 1 on January 12, 2022. This application was not awarded. The application will be resubmitted under the CHFA 2023 9% LIHTC round (due January 11, 2023).
- Anticipated closing in 4th quarter of 2023.

▪ **RAD Portfolio Award**

- The Authority received a portfolio award, inclusive of 13 developments, detailed herein. They have been grouped as follows:
 - **Group I: Motley, Bush, Harvey and Newhall Garden**
 - Development completed and leased.
 - **Group IIA: Waverly and Stanley Justice and Fulton Park**
 - Development completed and leased.
 - **Group IIB: Valley Townhomes**
 - Submitted financing template to the Resource desk on November 2, 2021
 - HUD concept call completed on October 7, 2021.
 - Closing anticipated to be the December 2022. Targeting October 2022 CHFA board approval.
 - Closing targeted for December 8, 2022
 - **Group III: McQueeney, and Celentano**
 - Closed February 27, 2020.
 - Construction began on March 9, 2020.
 - Construction activities are **COVID delay of 8 weeks**. State and nationwide slowdowns and shutdowns are being monitored for possible schedule overruns.
 - Final completion for McQueeney October 31, 2021
 - Final completion for Celentano October 31, 2021
 - Conversion to permanent financing anticipated to be completed by June 1, 2022.
 - **Group IV: Ruoppolo and Fairmont,**
 - Closed on March 11, 2021.
 - Construction began March 15, 2021
 - Final completion for Fairmont Heights May 31, 2022
 - Final completion for Ruoppolo Manor May 31, 2022.
 - Glendower is working on adding elevator code upgrades to Fairmont scope.
 - Conversion targeted for first quarter 2023.

▪ **McConaughy Terrace**

- For the purpose of Financing Glendower bifurcated the redevelopment into two phases – 4% and 9% Low Income Housing Tax Credit applications.

- Glendower McConaughy Terrace 4%, LLC will consist of 92 affordable units and Glendower McConaughy Terrace 9%, LLC will consist of 104 affordable and 26 market rate units.
- 90% drawing completed on October 31, 2021 for the 9% phase.
- LaRosa Building Group, LLC has been selected to be the General Contractor for the Development.
- **McConaughy Terrace 4%**
 - Submitted a LIHTC application to CHFA on November 12, 2021. Application awarded in conjunction with the 9% award identified below.
 - Closing anticipated to be in 1st quarter of 2022.
 - 92 total units, 66 rehab 26 new construction.
 - Closing targeted for the 2nd quarter of 2023
- **McConaughy Terrace 9%**
 - Submitted a LIHTC application to CHFA on November 12, 2021.
 - Application was awarded under the 2021 competitive LIHTC round. The 9% LIHTC award also included approval of the 4% award.
 - Closing anticipated to be on the 1st quarter of 2023.
 - Phase includes the rehab of 130 units, 26 to be market rate.
 - Closing targeted for the 3rd quarter of 2023
- **Scattered Sites**
 - Scattered site is multifamily redevelopment which includes 88 units located in various part of the city. The developments are: 23 Chamberlain Street, 54 Kingswood Drive, 63 Fulton Street, 425 Eastern Street, 437 Easter Street, 1361 Quinnipiac Ave, 1368 Quinnipiac Ave, 1370 Quinnipiac Ave, 1376 Quinnipiac Ave, 1378 Quinnipiac Ave, 1381 Quinnipiac Ave, and 1435 Quinnipiac Ave.
 - Submitted a 9% LIHTC application on January 12, 2022. Project was not awarded.
 - Application will be resubmitted under the DOH DEP round.
 - Anticipated closing in 1st quarter of 2024.

MEMORANDUM

TO: Board of Commissioners

DATE: December 20, 2022

FROM: Karen DuBois-Walton, Ph.D., President

RE: Resolution Authorizing Change Orders #10 & #11 to BRD Builders, LLC Essex Exterior Envelope and Dwelling Unit Improvements Contract in the Combined Amount Not to Exceed \$119,273.16 Bringing the Adjusted Contract Value From \$2,282,943.49 to \$2,402,216.65 and Extending Contract Time to June 5, 2023

ACTION: Recommend that the Board of Commissioners adopt Resolution #12-73/22-R

TIMING: Immediately

DISCUSSION: At Essex Townhouses, 1134 Quinnipiac Avenue, ECC/HANH determined a need to upgrade the development including roofs, gutters, windows, doors, siding, bathrooms, flooring, etc.

On September 21, 2021, the Board of Commissioners authorized contract award to BRD Builders, LLC who submitted the most responsive and responsible bid in the amount of \$1,919,761.30 for completion in 180 calendar days from Notice to Proceed.

As work progressed, ECC/HANH authorized Change Order #1 for Pella fiberglass casement windows in the amount of \$16,816.24 extending contract time to November 26, 2022; Change Order #2 for PVC trim at fascias and rakes in the amount of \$20,881.26; Change Order #3 for continuous hinges at full and half bath hollow metal door frames in the amount of \$8,633.52; Change Order #4 for bathroom tub surrounds that will provide a more sustainable wall surface in the amount of \$135,230.28 extending contract time until January 25, 2023 in anticipation of long lead-time delivery; Change Order #5 to add bathroom grab bar blocking in the amount of \$3,627.26 extending contract time until January 29, 2023; and Change Order #6 for material cost increase for bathroom vanity tops in the amount of \$4,428.98. These combined changes were under 10% and did not require prior Board approval. Following authorization of Change Order #6, the adjusted contract value increased from \$1,919,761.30 to \$2,109,378.84.

On September 20, 2022, the Board authorized Change Order #7 for bathroom ceramic tile for improved sustainability in the amount of \$86,220.24 extending contract time until March 29, 2023 and Change Order #8 for roofing installation on roof crickets in the amount of \$30,064.41 extending contract time until May 4, 2023. Following authorization of Change Order #7 and Change Order #8, the adjusted contract value increased from \$2,109,378.84 to \$2,225,663.49.

On October 18, 2022, the Board Authorized Change Order #9 in the amount of \$57,280.00 for additional roof sheathing exceeding the contract allowance on buildings D, E, F and G. Following authorization of Change Order #9, the adjusted contract value increased from \$2,225,663.49 to \$2,282,943.49.

ECC/HANH is now recommending authorization of Change Order #10 in the amount of \$114,908.07 for exterior plywood sheathing at CMU fire separation walls extending contract time until June 5, 2023 and Change Order #11 in the amount of \$4,365.09 to add 2-inch flat transition strips at all sliding patio doors. Following authorization of Change Orders #10 and #11, the adjusted contract value will increase from \$2,282,943.49 to \$2,402,216.65.

In accordance with resolution #10-129/18-R for the Revised Procurement Policy approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which result in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution. We request Board of Commissioners authorization to execute Change Orders #10 and #11 to contract #PM-21-C-524 with BRD Builders, LLC in the combined amount not to exceed \$119,273.16 for Essex Exterior Envelope and Dwelling Unit Improvements bringing the adjusted contract value from \$2,282,943.49 to \$2,402,216.65 extending time until June 5, 2023.

FISCAL IMPACT: \$119,273.16

SOURCE OF FUNDS: CFP Housing Related Hazards Grant 2020, \$119,273.16

STAFF: Hannah Sokal-Holmes, Vice-President, Planning & Modernization

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #12-73/22-R

RESOLUTION AUTHORIZING CHANGE ORDERS #10 & #11 TO BRD BUILDERS, LLC ESSEX EXTERIOR ENVELOPE AND DWELLING UNIT IMPROVEMENTS CONTRACT IN THE COMBINED AMOUNT NOT TO EXCEED \$119,273.16 BRINGING THE ADJUSTED CONTRACT VALUE FROM \$2,282,943.49 TO \$2,402,216.65 AND EXTENDING CONTRACT TIME UNTIL JUNE 5, 2023

WHEREAS, at Essex Townhouses, 1134 Quinnipiac Avenue, ECC/HANH determined a need to upgrade the development including roofs, gutters, windows, doors, siding, bathrooms, flooring, etc.; and

WHEREAS, on September 21, 2021, the Board of Commissioners authorized contract award to BRD Builders, LLC who submitted the most responsive and responsible bid in the amount of \$1,919,761.30 for completion in 180 calendar days from Notice to Proceed; and

WHEREAS, as work progressed, ECC/HANH authorized:

- Change Order #1 for Pella fiberglass casement windows in the amount of \$16,816.24 extending contract time to November 26, 2022
- Change Order #2 for PVC trim at fascias and rakes in the amount of \$20,881.26
- Change Order #3 for continuous hinges at full and half bath hollow metal door frames in the amount of \$8,633.52
- Change Order #4 for bathroom tub surrounds that will provide a more sustainable wall surface in the amount of \$135,230.28 extending contract time until January 25, 2023, and
- Change Order #5 to add bathroom grab bar blocking in the amount of \$3,627.26 extending contract time until January 29, 2023;
- Change Order #6 for material cost increase for bathroom vanity tops in the amount of \$4,428.98; and

WHEREAS, these combined changes were under 10% and did not require prior Board approval; and

WHEREAS, on September 20, 2022, the Board authorized Change Order #7 for bathroom ceramic tile for improved sustainability in the amount of \$86,220.24 extending contract time until March 29, 2023 and Change Order #8 for roofing installation on roof crickets in the amount of \$30,064.41 extending contract time until May 4, 2023; and

WHEREAS, following authorization of Change Order #7 and Change Order #8, the adjusted contract value increased from \$2,109,378.84 to \$2,225,663.49; and

WHEREAS, on October 18, 2022, the Board Authorized Change Order #9 in the amount of \$57,280.00 for additional roof sheathing exceeding the contract allowance on buildings D, E, F and G. Following authorization of Change Order #9, the adjusted contract value increased from \$2,225,663.49 to \$2,282,943.49; and

WHEREAS, ECC/HANH is now recommending authorization of Change Order #10 in the amount of \$114,908.07 for exterior plywood sheathing and CMU fire separation walls extending contract time until June 5, 2023 and Change Order #11 in the amount of \$4,365.09 to add 2-inch flat transition strips at all sliding patio doors at insect damage; and

WHEREAS, following authorization of Change Orders #10 and #11, the adjusted contract value will increase from \$2,282,943.49 to \$2,402,216.65; and

WHEREAS, in accordance with resolution #10-129/18-R for the Revised Procurement Policy approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which result in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution. We request Board of Commissioners authorization to execute Change Orders #10 and #11 to contract #PM-21-C-524 with BRD Builders, LLC in the combined amount not to exceed \$119,273.16 for Essex Exterior Envelope and Dwelling Unit Improvements bringing the adjusted contract value from \$2,282,943.49 to \$2,402,216.65 extending time until June 5, 2023.

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

- 1) Change Orders #10 and #11 to contract #PM-21-C-524 with BRD Builders, LLC in the combined amount not to exceed \$119,273.16 for Essex Exterior Envelope and Dwelling Unit Improvements bringing the adjusted contract value from \$2,282,943.49 to \$2,402,216.65 extending time until June 5, 2023 are hereby authorized.
- 2) The Executive Director-President be and hereby is authorized, empowered and directed to execute and deliver agreements and expend the authorized funds.
- 3) The Executive Director-President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing.
- 4) The resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on December 20, 2022.

Karen DuBois-Walton, Ph. D.
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

DETAILED CHANGE ORDER LOG

Project Name		Essex Envelope and Dwelling Unit Improvements					
Contractor Name		BRD Builders LLC					
Contract No.		PM-21-C-524		Go to BOC at 10%			
Original Contract Value		\$1,919,761.30		\$191,976.13		Original start date:	12/6/2021
Original SOW Value		\$1,919,761.30				Original end date:	6/4/2022
Allowance		\$0.00					
Change Order Summary	No.	Proposed Value	Final Value	Adjusted Allowance	Adjusted SOW Value	Adjusted Contract Value	Contract End Time
Provide labor, materials, and storage to provide and install modified Pella Casement Windows and extend Contract 175 days due to supply change delays; incl. asbestos abatement	1	\$46,804.72	\$16,816.24	\$0.00	\$1,936,577.54	\$1,936,577.54	11/26/2022
PVC trim for fascia boards	2	\$25,000.00	\$20,881.26	\$0.00	\$1,957,458.80	\$1,957,458.80	11/26/2022
Piano-Continuous hinge for bathroom doors	3	\$9,113.16	\$8,633.52	\$0.00	\$1,966,092.32	\$1,966,092.32	11/26/2022
Tub Surrounds + 60 days extension	4	\$135,230.28	\$135,230.28	\$0.00	\$2,101,322.60	\$2,101,322.60	1/25/2023
Grab bar blocking for future Reasonable Accommodations+ 4 day extension	5	\$3,627.26	\$3,627.26	\$0.00	\$2,104,949.86	\$2,104,949.86	1/29/2023
Forty-Three Vanity Tops	6	\$6,789.00	\$4,428.98	\$0.00	\$2,109,378.84	\$2,109,378.84	1/29/2023
Porcelain Tile	7	\$94,568.00	\$86,220.24	\$0.00	\$2,195,599.08	\$2,195,599.08	3/29/2023
Roof Crickets--TPO	8	\$30,064.41	\$30,064.41	\$0.00	\$2,225,663.49	\$2,225,663.49	5/4/2023
Damaged roof sheathing	9		\$57,280.00	\$0.00	\$2,282,943.49	\$2,282,943.49	5/4/2023
Exterior plywood sheathing & CMU fire separation walls; extend time	10		\$114,908.07	\$0.00	\$2,397,851.56	\$2,397,851.56	6/5/2023
2" flat transition strips at all sliding patio doors	11		\$4,365.09	\$0.00	\$2,402,216.65	\$2,402,216.65	6/5/2023
TOTALS			\$482,455.35				



AIA® Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> 2257-01 Exterior Envelope and Dwelling Unit Improvements at Essex Townhouses 1134 Quinnipiac Avenue, New Haven, Connecticut 06511	CONTRACT INFORMATION: Contract For: General Construction Date: December 06, 2021 (Notice to Proceed)	CHANGE ORDER INFORMATION: Change Order Number: 010 Date: November 22, 2022
OWNER: <i>(Name and address)</i> Housing Authority of New Haven 360 Orange Street New Haven, Connecticut 06511	ARCHITECT: <i>(Name and address)</i> Lothrop Associates, LLP 333 Westchester Avenue White Plains, New York 10604	CONTRACTOR: <i>(Name and address)</i> BRD Builders, LLC 2099 Main Street Hartford, Connecticut 06120

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Included in this Change Order is all work associated with the purchase and installation of furring strips and plywood sheathing at CMU walls. Total amount of Change Order is \$114,908.07. Proposed Change Order (PCO) #15 - Exterior CMU Wall Repair dated November 1, 2022, in the amount of \$114,908.07 is attached as submitted by BRD Builders, LLC.

Change Order Summary

- 1) Proposal request was initiated after design team discovered the existing field conditions differed from the record construction documents.
- 2) Existing conditions documentation identified sheathing at CMU walls. Existing wood plank siding instead are secured to 1x furring strips which are secured to CMU walls. Furring Strips are rotted and damaged.
- 3) This G701 increases the contract time to address the additional work required to resecure existing or install new furring strips and install plywood sheathing.

The original Contract Sum was	\$ 1,919,761.30
The net change by previously authorized Change Orders	\$ 363,182.19
The Contract Sum prior to this Change Order was	\$ 2,282,943.49
The Contract Sum will be increased by this Change Order in the amount of	\$ 114,908.07
The new Contract Sum including this Change Order will be	\$ 2,397,851.56

The Contract Time will be increased by Thirty (30) days.
 The new date of Substantial Completion will be June 5, 2023

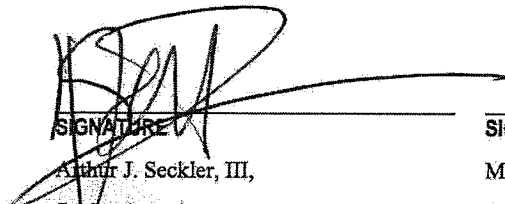
NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Lothrop Associates, LLP
 ARCHITECT *(Firm name)*

BRD Builders, LLC
 CONTRACTOR *(Firm name)*

Housing Authority of New Haven
 OWNER *(Firm name)*


SIGNATURE
Arthur J. Seckler, III,
Senior Associate
PRINTED NAME AND TITLE
11/21/2022
DATE

SIGNATURE
Mike Clifford,
President
PRINTED NAME AND TITLE
DATE

SIGNATURE
Karen Dubois Walton,
President
PRINTED NAME AND TITLE
DATE

Elm City Communities/ Housing Authority New Haven/ Glendower Group
360 Orange Street
New Haven, CT 06511

Contract No. PM-21-C-524
Project No. 2257-01
Change Request No. 15

CONTRACTOR'S CHANGE ORDER PROPOSAL Exterior CMU repair extend contract by 1

Contractor Name: <u>BRD Builders LLC</u>		Date: <u>11/02/22</u>	
Address: <u>2099 Main St</u>			
<u>Hartford CT 06120</u>		Allowance	
Telephone No.: <u>860-706-0359</u>		Change Order 15	

SECTION A: CONTRACTOR WORK	HANH REVISIONS
1. Total Contractor Labor (from Labor Worksheet)	\$12,150.00
2. Total Contractor Material (from Material Worksheet)	\$88,646.56
3. Total Contractor Equipment (from Equipment Expense Proposal)	\$0.00
4. SUBTOTAL (total lines 1 through 3)	\$0.00
5. Premium Portion of Overtime (from Labor Worksheet)	\$0.00
6. Under Special conditions as permitted by Owner: Gen.Conditions up to 6%	\$6,047.79
7. Contractor's Markup Combined Overhead and Profit (% of line 4)	\$8,063.72
8 CONTRACTOR TOTAL (Total lines 4, 5, 6 and 7)	\$114,908.08

SECTION B: SUBCONTRACTOR WORK	<i>(From Subcontractor's Proposal - Use a separate form for each Sub)</i>	
9. Names of Subcontractors:	Base Cost Only (Line D3)	up to 8% Markup (Line D4)
A. _____	\$0.00	\$0.00
B. _____	\$0.00	\$0.00
C. _____	\$0.00	\$0.00
D. _____	\$0.00	\$0.00
10. TOTAL SUBCONTRACTORS' PROPOSALS	\$0.00	\$0.00
11. CM's/G Contractor's Markup on Subs' Cost (per Contract):		
11a. Overhead up to 2%		
11b. Profit, Up to 6%		
11c.	\$0.00	
12. Subcontractors' Premium Portion of approved Overtime	\$0.00	
13. SUBCONTRACTOR TOTAL	\$0.00	

SECTION C: TOTAL CONTRACTED UNIT PRICE COSTS (from Unit Price Worksheet)	14. \$0.00

SECTION D: CONTRACTOR'S REQUESTED TOTAL	Round Totals to Nearest Dollar	
15. AMOUNT REQUESTED	(Total lines 8, 13, and 14.) \$114,908.08	
<u>Robert LaMarre</u> <u>11/2/2022</u> Signature of Contractor's Authorized Representative Date <u>Robert LaMarre</u> Print Name <u>Senior project manager</u> Print Title		
Print name of Contact Person (if different) _____ Phone No. (if different from above) _____		

SECTION E: CONSTRUCTION MANAGER'S/A/E REVIEW			
I have reviewed the labor hours, material quantities and equipment and no exceptions are taken to the Proposal.			
see comments noted on proposal or below: _____			

By: _____			
Construction Manager/A/E	Date	Phone No.	
Project Manager	_____		
Construction Officer	_____		

Credit Change Order Payment Lines Affected					
Line	Amount	Line	Amount	Line	Amount
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Elm City Communities/ Housing Authority New Haven/ Glendower Group
 360 Orange Street
 New Haven CT 06511

Contract No. PM-21-C-524
 Project No. 2257-1
 Change Request No. 15

CHANGE ORDER LABOR WORKSHEET Exterior CMU repair extend contract by 15 day:

Contractor Name:		BRD Builders LLC					Date:		11/02/22	
Address:		2099 Main St.								
		Hartford, CT 06120								
Telephone No.:		860-706-0359								

STRAIGHT TIME LABOR AND PREMIUM PORTION OF OVERTIME (PPO)							ECC USE ONLY	
Work Description	Trade	Straight Time Hours	Straight Time Rate	Overtime Hours	Straight Time Cost	PPO Cost	ECC Revisions	
Labor to installation of furring	Carpenter	120.00	\$54.00		\$6,480.00	\$6,480.00		
Reroofing of ares where CMU affects roof line	Rofer	90.00	\$63.00		\$5,670.00	\$5,670.00		
					\$0.00	\$0.00		
					\$0.00	\$0.00		
					\$0.00	\$0.00		
					\$0.00	\$0.00		
					\$0.00	\$0.00		
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					\$0.00	\$0.00		
					\$0.00	\$0.00		
					\$0.00	\$0.00		
					\$0.00	\$0.00		
					\$0.00	\$0.00		
					\$0.00	\$0.00		
SUBTOTALS					\$12,150.00	\$0.00		
TOTAL LABOR					\$12,150.00			

360 Orange Street
New Haven, CT 06511

Contract No.	PM-21-C-524
Project No.	2257-01
Request No.	15

CHANGE ORDER MATERIAL WORKSHEET Exterior CMU repair extend contract by 15 days

[illegible]

Black Friday Savings Happening Now. End 11/30 >



You're shopping
Bloomfield, CT ▾
● OPEN until 9 pm

Delivering to
06002 ▾

1x4x8 pressure treated



Cart | 0 items

[Home](#) / [Lumber & Composites](#) / [Decking](#) / [Deck Boards](#) / [Wood Decking Boards](#)

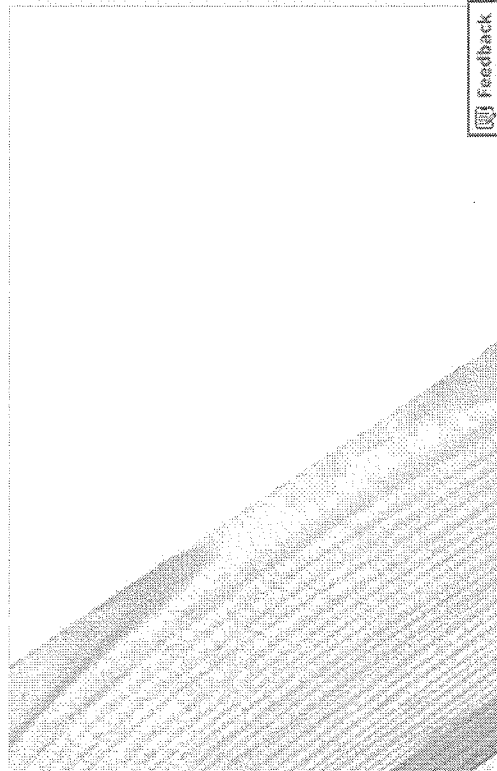
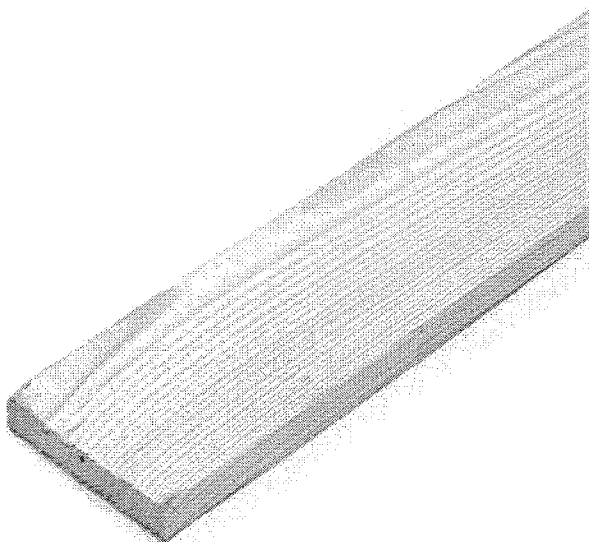
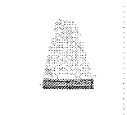
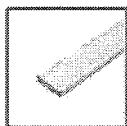
Internet #206973928 Model #253915 Store SKU #1001753944

WeatherShield

1.7k

1 in. x 4 in. x 8 ft. Ground Contact Pressure-Treated Board

★★★★★ (197) ▾ Questions & Answers (30)

[Live Chat](#)[Feedback](#)**\$5⁷⁸****Bloomfield, CT Store**✓ 273 in stock Aisle 27, Bay 001 [Text to Me](#)

Nominal Product Length (ft.): 8 ft

8 ft

12 ft

How to Get ItDelivering to: 06002 | [Change](#)

Store Pickup



Ship to Home



Scheduled Delivery

Black Friday Savings Happening Now. End 11/30 >



You're shopping
Bloomfield, CT ▾
 ● OPEN until 9 pm

Delivering to
06002 ▾

ramset nails



Cart | 0 items

Home / Tools / Power Tools / Powder Actuated Tools & Accessories / Pins

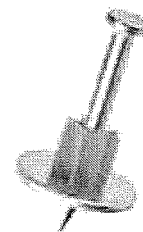
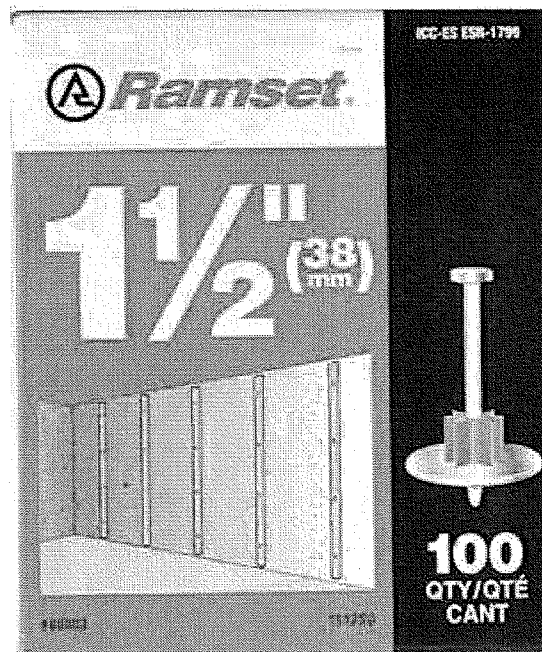
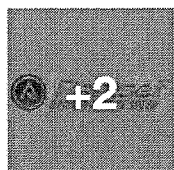
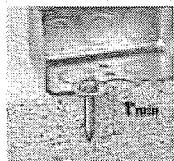
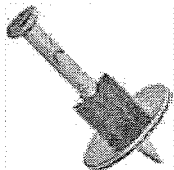
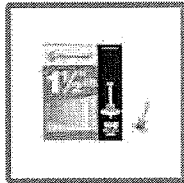
Internet #100072597 Model #00803 Store SKU #117705 Store SO SKU #1000290038

234

Ramset

1-1/2 in. Drive Pins with Washers (100-Pack)

★★★★★ (52) ▾ Questions & Answers (6)



Live Chat

Feedback

\$22⁷⁸

Bloomfield,CT Store

✓ 3 in stock Aisle 18, Bay 020 Text to Me

How to Get ItDelivering to: **06002** | Change

 Store Pickup Pickup Today FREE	 Ship to Home Get it by Fri, Nov 4 FREE	 Scheduled Delivery As soon as Today Starting at \$8.99

3 in stock at Bloomfield,CT

Check Nearby Stores

-

1

+

 **Add to Cart**

— or —

Buy now with **PayPal**

Live Chat

Feedback

Product Details**Specifications**

Dimensions: H 1.5 in, W 0.875 in, D 0.875 in

Questions & Answers

6 Questions

Customer Reviews

4.7 out of 5 ★★★★★ (52)

Black Friday Savings Happening Now. End 11/30 >



You're shopping
Bloomfield, CT ▾
● OPEN until 9 pm

Delivering to
06002 ▾

ramset strip loads



Cart | 0 items

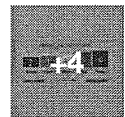
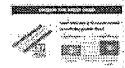
[Home](#) / [Tools](#) / [Power Tools](#) / [Powder Actuated Tools & Accessories](#) / [Loads & Boosters](#)

Internet #100314687 Model #00652 Store SKU #625273

Ramset

0.27 Caliber Green Strip Loads (100-Pack)

★★★★★ (290) ▾ Questions & Answers (12)



Product image is for informational purposes only. Actual product may vary. © 2022 The Home Depot. All rights reserved.

\$16⁹⁸

Price is for the quantity shown. Tax, shipping and handling charges are extra. See store for details. © 2022 The Home Depot. All rights reserved.

Product image is for informational purposes only. Actual product may vary. © 2022 The Home Depot. All rights reserved.

PAT Booster Color: Green

Green

Red

Yellow

How to Get It

Delivering to: 06002 | [Change](#)**Buy in Store**

Limited stock at
Bloomfield, CT
Check Nearby Stores

**Ship to Home**

Not available for this
item

**Scheduled Delivery**

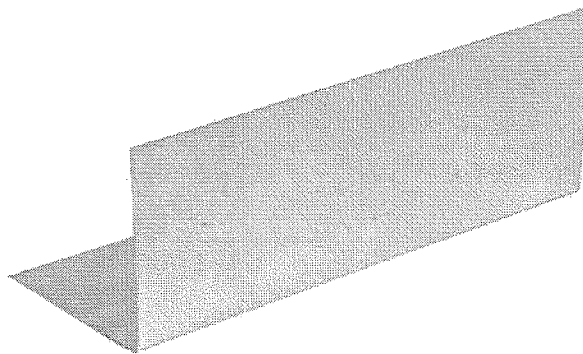
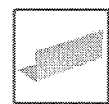
As soon as
Today
Starting at \$8.99

4 available for delivery to 06002. Schedule at checkout.

Amerimax Home Products

4 in. x 8 in. Mill Finish Aluminum Step Flashing

★★★★★ (17) Questions & Answers (4)



184

64¢

East Haven Store

✓ 427 in stock Aisle 29, Bay 015 Text to Me

How to Get it

Delivering to: 06513 | Change

**Store Pickup**
Pickup Today
FREE

**Ship to Home**
Not available for this item

**Scheduled Delivery**
As soon as Today
Starting at \$8.99

427 in stock at East Haven
Check Nearby Stores

- 1 +

Add to Cart

Buy now with **PayPal**

Live Chat
Feedback

Product Details

Specifications

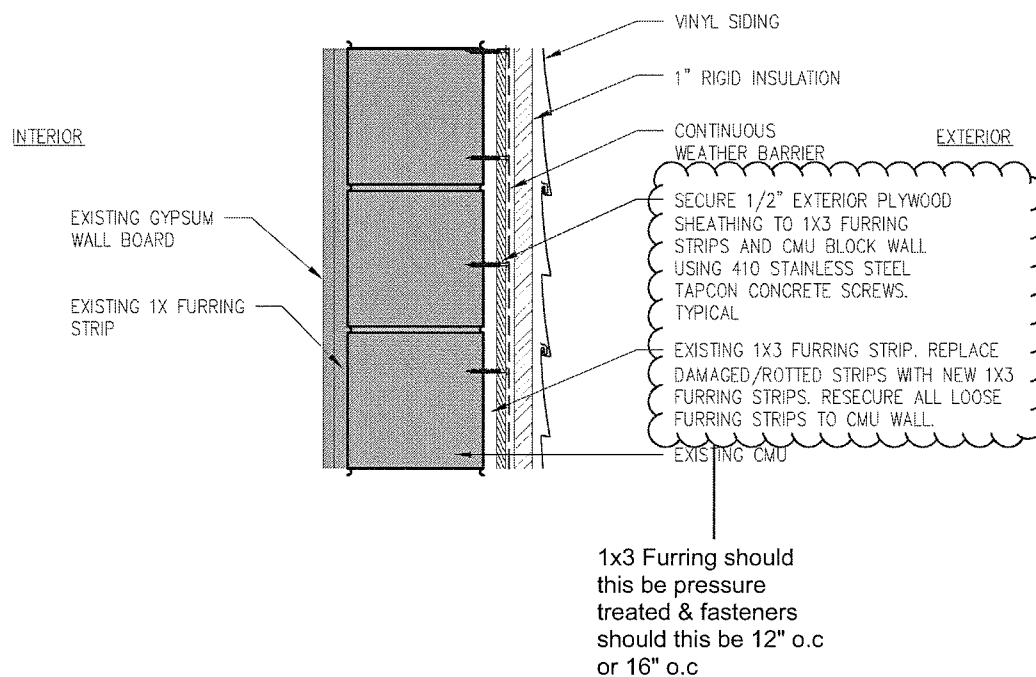
Dimensions

Nailing edge width (in.)	4
Product Length (in.)	8 in
Product Thickness (in.)	.0104
Product Width (in.)	4 in

Details

Color Family	Aluminum
Features	Paintable,Rust Resistant
Flashing Type	Step Flashing
Gauge	36
Material	Aluminum
Product Weight (lb.)	0.05 lb
Profile	Step Flashing
Roofing Product Type	Step Flashing

Warranty / Certifications



TYPICAL FRAMING DETAIL AT CMU FIRE SEPARATION WALLS
RFI 16 - CMU WALLS AND SHEATHING REQUIRED

CSK-07

EXTERIOR ENVELOPE AND DWELLING UNIT
IMPROVEMENTS AT ESSEX TOWNHOUSES
1134 QUINNIPIAC AVENUE NEW HAVEN, CT 06513
JOB NUMBER: 2257-01

Lothrop Associates LLP Architects
333 Westchester Avenue
White Plains, New York 10604
914-741-1115
10/28/2022



EMAIL

November 22, 2022

Mike Clifford
President
BRD Builders, LLC
2099 Main Street
Hartford, CT 06120

**RE: Exterior Envelope and Dwelling Unit Improvements
at Essex Townhouses
1134 Quinpiac Avenue
New Haven, CT 06511
LA# 2257-01**

REF: AIA Change Order GC-010

Dear Mr. Clifford:

On behalf of Elm City Communities/Housing Authority of New Haven, we are transmitting for your review and signature one (1) original of the attached Change Order GC-010 (AIA Document G701) dated November 22, 2022 in the amount of \$114,908.07 for the changes as listed below. Once you have signed the originals, please have them delivered to the Housing Authority of New Haven for their signature.

For the record, this GC-010 Change Order is based on your firm's Proposed Change Order as follows (attached):

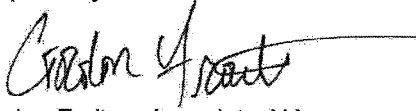
Proposed Change Orders (PCO) #15 – Exterior CMU Wall Repair, dated November 1, 2022, in the amount of \$114,908.07.

Your firm will be provided with a fully executed original change order after it has been signed by Elm City Communities.

Mike Clifford
President
BRD Builders, LLC
Page 2 of 2

If you have any questions, please call.

Respectfully,

A handwritten signature in black ink, appearing to read "Gordon Fraites", with a long horizontal line extending to the right.

Gordon Fraites, Associate AIA
Design | Technical

cc: Hannah Sokal-Holmes, Elm City Communities
Catherine Hawthorne, Elm City Communities
Rachel Gilroy, Elm City Communities

10/28/2022

RedTeam Project Console



REQUEST FOR INFORMATION

Date:	10/27/2022	RFI #:	016
To:	Housing Authority of New Haven dba Elm City Communities	Project #:	1440002
Attention:	Gordon Fraites	Required by:	10/31/2022
Phone:			
Project:	Essex Interior & Exterior Renovations		
By:	Mitchel Cleveland,		

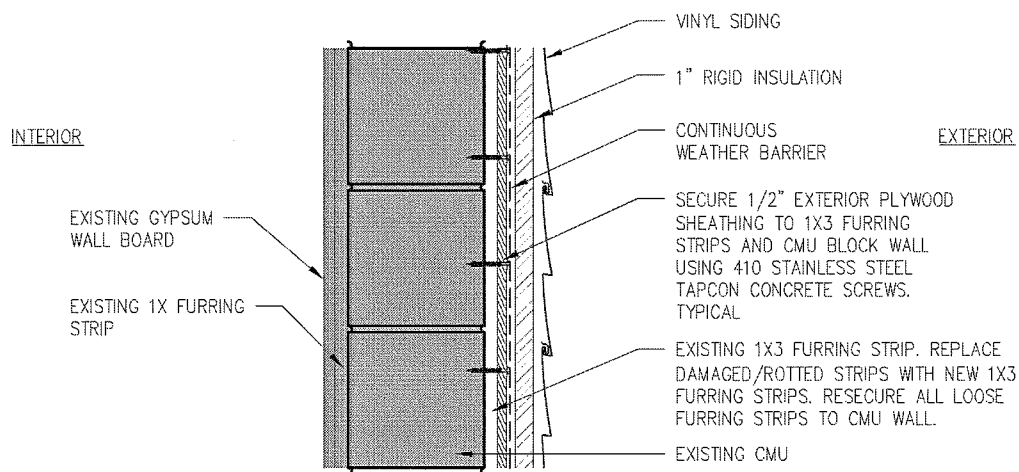
Subject:	CMU Walls and Sheathing Required
Ref:	

Information Request / Description:
Gordon, Please advise on the course of action you would like taken regarding the CMU walls needing sheathing to be able to flash appropriately.

Suggestion:

SEE ATTACHED CSK-07 DATED 10/28/22

GF
10/28/22



TYPICAL FRAMING DETAIL AT CMU FIRE SEPARATION WALLS
RFI 16 - CMU WALLS AND SHEATHING REQUIRED

CSK-07

EXTERIOR ENVELOPE AND DWELLING UNIT
IMPROVEMENTS AT ESSEX TOWNHOUSES
1134 QUINNIPIAC AVENUE NEW HAVEN, CT 06513
JOB NUMBER: 2257-01

Lothrop Associates LLP Architects
333 Westchester Avenue
White Plains, New York 10604
914-741-1115
10/28/2022



Document G709™ – 2018

Proposal Request

PROJECT: *(name and address)*
Exterior Envelope and Dwelling
Unit Improvements
at Essex Townhouses
1134 Quinnipiac Avenue
New Haven, Connecticut 06511

CONTRACT INFORMATION:
Contract For: General Construction

Architect's Project Number: 2257-01
Proposal Request Number: 009

Date: December 06, 2021
(Notice to Proceed)

Proposal Request Date: October 28, 2022

OWNER: *(name and address)*
Housing Authority of New Haven
360 Orange Street
New Haven, Connecticut 06511

ARCHITECT: *(name and address)*
Lothrop Associates, LLP
333 Westchester Avenue
White Plains, New York 10604

CONTRACTOR: *(name and address)*
BRD Builders, LLC
2099 Main Street
Hartford, Connecticut 06120

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within Zero (0) days or notify the Architect in writing of the anticipated date of submission.

(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)

BRD Builders LLC is hereby requested to provide pricing for all materials and labor associated with the installation of exterior plywood sheathing at all cmu fire separation walls as shown on CSK-07.

IF THE ABOVE LISTED WORK RESULTS IN A CHANGE TO THE CONTRACT SUM OR DURATION THE CONTRACTOR SHALL SUBMIT A WRITTEN PROPOSAL FOR AUTHORIZATION BEFORE PROCEEDING.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE, OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

REQUESTED BY THE ARCHITECT:

Gordon Fraites, Project Manager

PRINTED NAME AND TITLE



BRD Builders
Powered by RedTeam

OUR CHANGE PROPOSAL

11/01/2022

Rachel Gilroy
Housing Authority of New Haven dba Elm City Communities
360 Orange Street, P.O. Box 1912
New Haven, CT 06511

Re: Our Change Proposal 1440002-15 for **Exterior CMU wall Repair**

Project: Essex Interior & Exterior Renovations

Housing Authority of New Haven dba Elm City Communities

Essex Townhouses, 1134 Quinnipiac Avenue, New Haven, CT 06513

This Proposal is for the Change referenced above and more particularly defined by the Scope of Work comprised of this Proposal, its Attachments, and other Contract Documents incorporated by reference. Therefore, we propose to change the following:

6 - Wood & Plastics

1. Carpenter Labor
2. 1x4 P.T Furring
3. Line# 6 general conditions
4. Line# 7 Overhead & profit 8%
5. Ramset strip loads
6. Ramset 1-1/2" Nails
7. Roofing Labor
8. Step Flasing

Price: **\$ 114,908.07** *One Hundred Fourteen Thousand Nine Hundred Eight Dollars and Seven Cents*

Time: The duration of the Work to achieve Substantial Completion will be **INCREASED by 30 days.**

Clarification(s): - CSK-07 drawing exterior CMU wall repair, remove and replace rotten 1x4 P.T furring secure with 1-1/2" power fasteners over existing cmu wall and resecure existing furring install 1/2" CDX sheathing over furring secured with #6 nails, install 1" Styrofoam board over vapor barrier

Expiration: This Proposal shall remain open for 30 calendar day(s).

Attachment(s): Additional Attachments

Please contact me at or via e-mail wamboltbrd@gmail.com if you have any questions or require additional information.
Regards,
BRD Builders
Edmund Wambolt
Site Supervisor

ACCEPTANCE OF PROPOSAL

The Scope of Work described above supersedes any and all prior communication about this Change.

Customer Signature: _____ Date: _____

Housing Authority of New Haven dba
Elm City Communities



BRD Builders
Powered by RedTeam

ADDITIONAL DOCUMENTS

Project: 1440002 - Exterior CMU wall Repair

Date: 11/01/2022

Document: 1440002-15

Name

- 1 2257-02_22_1028_LAA Response - RFI 16 - CMU Walls and Sheathing[8610]
<https://redteam.link/3leyb0a>
- 2 2257-02_CO- material worksheet
<https://redteam.link/lgp4az0>
- 3 2257-02_CO-labor worksheet
<https://redteam.link/6p3hky5>
- 4 2257-02_CO-Proposal Form REV 2021
<https://redteam.link/xny9vh0>
- 5 Ramset 0.27 Caliber Green Strip Loads (100-Pack) 00652 - The Home Depot
<https://redteam.link/fp4qk36>
- 6 Ramset 1-1_2 in. Drive Pins with Washers (100-Pack) 00803 - The Home Depot
<https://redteam.link/o2ocnq7>
- 7 RedTeam_ Cost Estimate
<https://redteam.link/j0fl662>
- 8 step flashing home depot
<https://redteam.link/s06a4sy>
- 9 WeatherShield 1 in. x 4 in. x 8 ft. Gro...-Treated Board 253915 - The Home Depot
<https://redteam.link/nz5ve0t>

BRD Builders: _____

Customer: _____



BRD Builders
Powered by RedTeam

COST ESTIMATE
Including Item Details

1440002 - 15 - Exterior CMU wall Repair

Manager: Edmund Wambolt

As of 11/3/2022

Authorized Change 15

	Description	Quantity	U/M	Labor (\$)	Material (\$)	Subcontract (\$)	Equipment (\$)	Other (\$)	Total (\$)
062130	Exterior Carpentry	1.00	l/s	5,670.00	7,646.56	87,480.00	0.00	14,111.51	114,908.07
	1/2" Sheathing CDX	8,100.00	sf	Subcontract @	10.00	=			81,000.00
	<i>Labor & Materials Per contract square foot replacement</i>								
	Carpenter Labor	120.00	hrs	Subcontract @	54.00	=			6,480.00
	<i>Installation of new furring, and resealing old furring</i>								
	1x4 P.T Furring	400.00	ea	Material @	5.78	=			2,312.00
	<i>1x4 Pressure treated furring 8'</i>								
	Line# 6 general condition s	1.00	l/s	Other @	6,047.79	=			6,047.79
	Line# 7 Overhead & profit 8%	1.00	l/s	Other @	8,063.72	=			8,063.72
	Ramset strip loads	122.00	ea	Material @	16.98	=			2,071.56
	<i>Green strip loads to secure new and old furring</i>								
	Ramset 1-1/2" Nails	122.00	ea	Material @	22.78	=			2,779.16
	<i>Nails for power fastening to secure new and old furring</i>								
	Roofing Labor	90.00	hrs	Labor @	63.00	=			5,670.00
	<i>Reroofing of areas where CMU affects the roof line</i>								
	Step Flashing	756.00	ea	Material @	0.64	=			483.84
	<i>new step flashing for areas affected by CMU walls</i>								

SUBTOTAL DIRECT COSTS	5,670.00	7,646.56	87,480.00	0.00	14,111.51	114,908.07
Indirect Costs	0.00	0.00	0.00	0.00	0.00	
Indirect Cost Allocation Rates	0.00%	0.00%	0.00%	0.00%	0.00%	
TOTAL DIRECT & INDIRECT COSTS	5,670.00	7,646.56	87,480.00	0.00	14,111.51	114,908.07
Profit					0.00%	0.00

Supplemental Markups:

TOTAL PRICE	114,908.07

AIA® Document G701™ – 2017

Change Order

PROJECT: *(Name and address)*
2257-01 Exterior Envelope and Dwelling
Unit Improvements
at Essex Townhouses
1134 Quinpiac Avenue,
New Haven, Connecticut 06511

CONTRACT INFORMATION:
Contract For: General Construction

CHANGE ORDER INFORMATION:
Change Order Number: 011

Date: December 06, 2021
(Notice to Proceed)

Date: November 22, 2022

OWNER: *(Name and address)*
Housing Authority of New Haven
360 Orange Street
New Haven, Connecticut 06511

ARCHITECT: *(Name and address)*
Lothrop Associates, LLP
333 Westchester Avenue
White Plains, New York 10604

CONTRACTOR: *(Name and address)*
BRD Builders, LLC
2099 Main Street
Hartford, Connecticut 06120

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Included in this Change Order is all work associated with the purchase and installation of Red Oak transition strips at all sliding doors. Total amount of Change Order is \$4,365.09. Proposed Change Order (PCO) #16 - Sliding Door Wood Transitions dated November 4, 2022, in the amount of \$4,365.09 is attached as submitted by BRD Builders, LLC.

Change Order Summary

1) Proposal request initiated after the padding out of sliders left a gap between the door and existing finish floor. Direction provided to infill the gap and provide an oak transition strip.

The original Contract Sum was	\$ 1,919,761.30
The net change by previously authorized Change Orders	\$ 478,090.26
The Contract Sum prior to this Change Order was	\$ 2,397,851.56
The Contract Sum will be increased by this Change Order in the amount of	\$ 4,365.09
The new Contract Sum including this Change Order will be	\$ 2,402,216.65

The Contract Time will be increased by Zero (0) days.

The new date of Substantial Completion will be June 5, 2023

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Lothrop Associates, LLP
ARCHITECT *(Firm name)*

BRD Builders, LLC
CONTRACTOR *(Firm name)*

Housing Authority of New Haven
OWNER *(Firm name)*

SIGNATURE

SIGNATURE

SIGNATURE

Arthur J. Seckler, III,
Senior Associate

Mike Clifford,
President

Karen Dubois Walton,
President

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

DATE

DATE

DATE

Elm City Communities/ Housing Authority New Haven/ Glendower Group
360 Orange Street
New Haven, CT 06511

Contract No. PM-21-C-524
 Project No. 2257-01
 Change Request No. 16

CONTRACTOR'S CHANGE ORDER PROPOSAL

Contractor Name:	BRD Builders LLC	Date:	11/15/22
Address:	2099 Main St	Allowance	
	Hartford CT 06120	Change Order	16
Telephone No.:	860-706-0359		

SECTION A: CONTRACTOR WORK	HANH REVISIONS
1. Total Contractor Labor (from Labor Worksheet)	\$1,890.00
2. Total Contractor Material (from Material Worksheet)	\$107.50
3. Total Contractor Equipment (from Equipment Expense Proposal)	\$0.00
4 SUBTOTAL (total lines 1 through 3)	\$0.00
5 Premium Portion of Overtime (from Labor Worksheet)	\$0.00
6 Under Special conditions as permitted by Owner: Gen. Conditions up to 6%	\$0.00
7 Contractor's Markup Combined Overhead and Profit (% of line 4)	\$159.80
8 CONTRACTOR TOTAL (Total lines 4, 5, 6 and 7)	\$2,157.30

SECTION B: SUBCONTRACTOR WORK	(From Subcontractor's Proposal - Use a separate form for each Sub)	
9. Names of Subcontractors:	Base Cost Only (Line D3)	up to 8% Markup (Line D4)
A. JD Fab Floors	\$1,903.26	\$2,055.52
B.	\$0.00	
C.	\$0.00	\$0.00
D.	\$0.00	\$0.00
10. TOTAL SUBCONTRACTORS' PROPOSALS	\$0.00	\$2,055.52
11. CM's/G Contractor's Markup on Subs' Cost (per Contract):		
11a. Overhead up to 2%		\$38.07
11b. Profit, Up to 6%		\$114.20
11c.		\$0.00
12. Subcontractors' Premium Portion of approved Overtime		\$0.00
13. SUBCONTRACTOR TOTAL		\$2,207.78

SECTION C: TOTAL CONTRACTED UNIT PRICE COSTS (from Unit Price Worksheet)	14.	\$0.00	

SECTION D: CONTRACTOR'S REQUESTED TOTAL	Round Totals to Nearest Dollar
15. AMOUNT REQUESTED (Total lines 8, 13, and 14.)	\$4,365.08
<i>Robert LaMarre 11-15-2022</i> Signature of Contractor's Authorized Representative _____ Date _____ Robert LaMarre Print Name _____ Print name of Contact Person (if different) _____ Project Manager _____ Phone No. (if different from above) _____ Print Title _____	

SECTION E: CONSTRUCTION MANAGER'S/A/E REVIEW			
I have reviewed the labor hours, material quantities and equipment and no exceptions are taken to the Proposal.			
see comments noted on proposal or below: _____			
By: _____			
Construction Manager/A/E	Date	Phone No.	
Project Manager			
Construction Officer			

Credit Change Order Payment Lines Affected					
Line	Amount	Line	Amount	Line	Amount

5/15/20

Elm City Communities/ Housing Authority New Haven/ Glendower Group
 360 Orange Street
 New Haven CT 06511

Contract No. PM-21-C-524
 Project No. 2257-01
 Change Request No. 16

CHANGE ORDER LABOR WORKSHEET

Contractor Name:		BRD Builders LLC						Date:		11/10/22	
Address:		2099 Main St									
		Hartford CT 06120									
Telephone No.:		860-706-0359									

STRAIGHT TIME LABOR AND PREMIUM PORTION OF OVERTIME (PPO)								ECC USE ONLY	
Work Description	Trade	Straight Time Hours	Straight Time Rate	Overtime Hours	Overtime Rate	Straight Time Cost	PPO Cost	ECC Revisions	
Rough Carpentry to Install Plywood Infill	Carpentry	35.00	\$54.00			\$1,890.00	\$0.00		
						\$0.00	\$0.00		
						\$0.00	\$0.00		
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						\$0.00	\$0.00		
						\$0.00	\$0.00		
						\$0.00	\$0.00		
						\$0.00	\$0.00		
SUBTOTALS						\$1,890.00	\$0.00		
TOTAL LABOR						\$1,890.00	\$0.00		

Change Request No. 16

Contractor BRD Builders LLC					
Address: 2099 Main St Hartford CT 06120 Telephone: 860-706-0359					
					ECC USE ONLY
Material Description	Quantity	Unit	Unit Cost	Material Cost	HANH Revisions
3/4 Plywood Material	2	EA	\$42.78	\$85.56	
Screw Fasteners 1lb Box	2	EA	\$10.97	\$21.94	
				\$0.00	
				\$0.00	
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				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
(Total from additional Material Worksheets, if required.)				\$0.00	
(5/2020)	TOTAL MATERIAL			\$107.50	



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3/4 plywood



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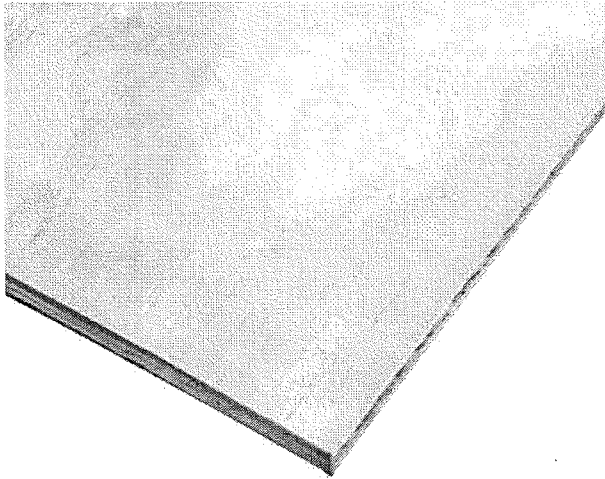
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23/32 in. x 4 ft. x 8 ft. RTD Sheathing Syp

★★★★☆ (708) Questions & Answers (71)



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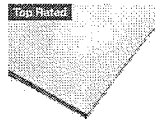
Questions & Answers

71 Questions

Customer Reviews

4.3 out of 5 ★★★★★ (708)

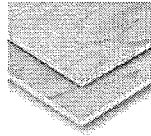
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☒ This item: 23/32 in. x 4 ft. x 8 ft. RTD Sheathing Syp **\$42.78**

☒ 2 in. x 4 in. x 8 ft. Prime Whitewood Stud **\$3.75**

☒ 15/32 in. x 4 ft. x 8 ft. 3-Ply RTD Sheathing **\$29.85**

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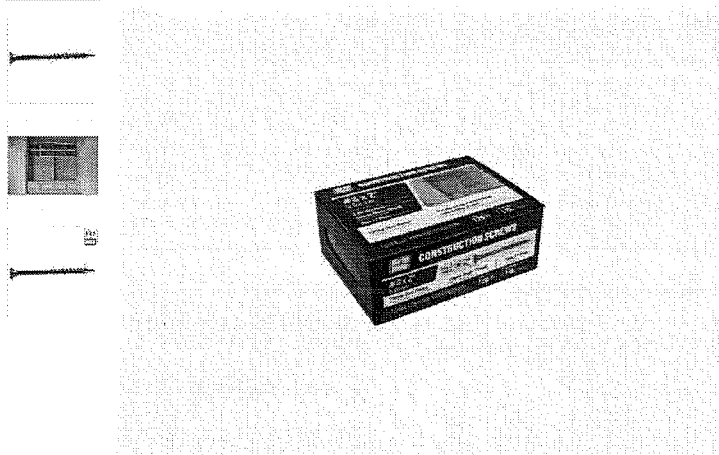
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Internet #201959257 Model #2GC51 Store SKU #1000039816

Grip-Rite

#8 x 2 in. Star Drive Bugle-Head Construction Screw (1 lb./Pack)

★★★★★ (1764) Questions & Answers (33)



755

\$10⁹⁷

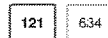
East Haven Store

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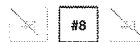
Screw Length: 2 in



Package Quantity: 121



Size: #8

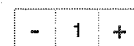


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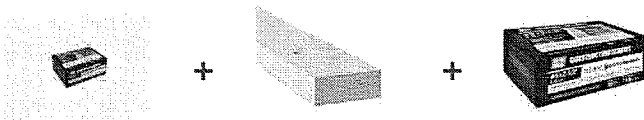
Questions & Answers

33 Questions

Customer Reviews

4.8 out of 5 ★★★★★ (1,764)

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Price for all three:

\$25⁶⁹

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- ☒ This item: #8 x 2 in. Star Drive Bugle-Head Construction Screw (1 lb./Pack) **\$10.97**
- ☒ 2 in. x 4 in. x 9 ft. Prime Whitewood Stud **\$3.75**
- ☒ Grip-Rite #9 x 2-1/2 in. Star Drive Bugle-Head Construction Screw (1 lb./Box) **\$10.97**

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Housing Authority of City of New Haven
360 Orange Street
New Haven, CT 06511

Contract No. PM-21-C-524
Project No. 2257-01
Change Request No. 1

CONTRACTOR'S CHANGE ORDER PROPOSAL

Contractor Name:	JD Fabulous Floors LLC	Date:	11/10/22
Address:	33 Dixwell Ave Suite 280 New Haven, CT 06511	Allowance	
Telephone No.:	203-559-7441	Change Order	

SECTION A: CONTRACTOR WORK	HANH REVISIONS
1. Total Contractor Labor (from Labor Worksheet)	\$612.50
2. Total Contractor Material (from Material Worksheet)	\$1,290.76
3. Total Contractor Equipment (from Equipment Expense Proposal)	
4. SUBTOTAL (total lines 1 through 3)	\$1,903.26
5. Premium Portion of Overtime (from Labor Worksheet)	\$0.00
6. Contractor's Markup Combined Overhead and Profit (8% of line 4)	\$152.26
7. CONTRACTOR TOTAL (Total lines 4, 5 and 6)	\$2,055.52

SECTION B: SUBCONTRACTOR WORK	(From Subcontractor's Proposal - Use a separate form for each Sub)	
9. Names of Subcontractors:	Base Cost Only (Line D3)	6% Markup (Line D4)
A. _____	\$0.00	\$0.00
B. _____	\$0.00	\$0.00
C. _____	\$0.00	\$0.00
D. _____	\$0.00	\$0.00
10. TOTAL SUBCONTRACTORS' PROPOSALS	\$0.00	\$0.00
11. Contractor's Markup on Subs' Cost (per HANH Special Conditions):		
11a. Not For Use (\$1,000 maximum)	\$0.00	
11b. Not For Use (\$4,500 maximum)	\$0.00	
11c. Not For Use	\$0.00	
12. Subcontractors' Premium Portion of Overtime	\$0.00	
13. SUBCONTRACTOR TOTAL	\$0.00	

SECTION C: TOTAL CONTRACTED UNIT PRICE COSTS (from Unit Price Worksheet)	14.	\$0.00	

SECTION D: CONTRACTOR'S REQUESTED TOTAL	Round Totals to Nearest Dollar
15. AMOUNT REQUESTED (Total lines 7, 13, and 14)	\$2,055.52
Signature of Contractor's Authorized Representative: <u>[Signature]</u> Date: <u>11/10/22</u> Print Name: <u>Kyle E. Weiss</u> Print Title: <u>Project Engineer</u>	
Print name of Contact Person (if different): _____ Phone No. (if different from above): _____	

SECTION E: CONSTRUCTION MANAGER'S/A/E REVIEW			
I have reviewed the labor hours, material quantities and equipment and no exceptions are taken to the Proposal. see comments noted on proposal or below: _____ _____ _____			
By:	Construction Manager/A/E	Date	Phone No.
	Project Manager		
	Construction Officer		

Credit Change Order Payment Lines Affected					
Line	Amount	Line	Amount	Line	Amount

Contract No.	PM-21-C-524
Project No.	2257-01
Change Request No.	1

Hardwood Transitions

[illegible]

Contract No.	PM-21-C-524
Project No.	2257-01
Change Request No.	1

Hardwood Transitions

Contractor	JD Fabulous Floors LLC	Date:	1/10/22
Address:	33 Dixwell Ave Suite 280 New Haven, CT 06511		
Telephone	203-559-7441		

[illegible]

Customer Signature _____



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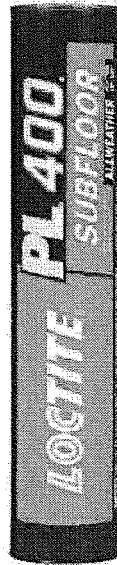
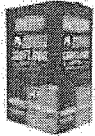
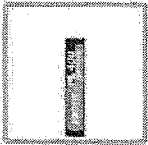
Internet #300751977 Model #2136221 Store SKU #113453

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★★★★☆ (128) Questions & Answers (7)



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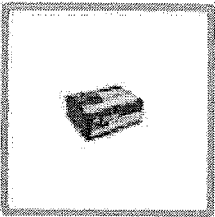
Internet #100027781 Model #6F1 Store SKU #192686

1.3k

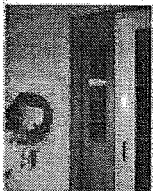
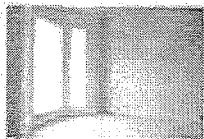
Grip-Rite

#13 x 2 in. 6-Penny Bright Steel Finish Nails (1 lb.-Pack)

★★★★★ (59) Questions & Answers (4)



Feedback



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EMAIL

November 22, 2022

Mike Clifford
President
BRD Builders, LLC
2099 Main Street
Hartford, CT 06120

**RE: Exterior Envelope and Dwelling Unit Improvements
at Essex Townhouses
1134 Quinnipiac Avenue
New Haven, CT 06511
LA# 2257-01**

REF: AIA Change Order GC-011

Dear Mr. Clifford:

On behalf of Elm City Communities/Housing Authority of New Haven, we are transmitting for your review and signature one (1) original of the attached Change Order GC-011 (AIA Document G701) dated November 22, 2022 in the amount of \$4,365.09 for the changes as listed below. Once you have signed the originals, please have them delivered to the Housing Authority of New Haven for their signature.

For the record, this GC-011 Change Order is based on your firm's Proposed Change Order as follows (attached):

Proposed Change Orders (PCO) #16 – Sliding Door Wood Transitions, dated November 4, 2022, in the amount of \$4,365.09.

Your firm will be provided with a fully executed original change order after it has been signed by Elm City Communities.

Mike Clifford
President
BRD Builders, LLC
Page 2 of 2

If you have any questions, please call.

Respectfully,

A handwritten signature in black ink, reading "Gordon Fraites". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Gordon Fraites, Associate AIA
Design | Technical

cc: Hannah Sokal-Holmes, Elm City Communities
Catherine Hawthorne, Elm City Communities
Rachel Gilroy, Elm City Communities



REQUEST FOR INFORMATION

Date:	10/12/2022	RFI #:	015
To:	Housing Authority of New Haven dba Elm City Communities	Project #:	1440002
Attention:	Gordon Fraites	Required by:	10/14/2022
Phone:			
Project:	Essex Interior & Exterior Renovations		
By:	Mitchel Cleveland,		

Subject:	Sliding Doors leaving a gap when being padded out
Ref:	

Information Request / Description:
Gordon, When padding out the sliders there leaves a gap between the door and the existing flooring. I do not see a detail for what we are supposed to do here. Please advise

Suggestion:

PROVIDE OAK PLANK FLOORING TO MATCH THICKNESS OF EXISTING PLANK FLOORS INFILLING GAP CREATED BY POSITIONING OF NEW DOOR. SEE DETAILS, SHEET A505. PREFINISH HARDWOOD PLANK BEFORE INSTALLATION. MATCH EXISTING FINISH.

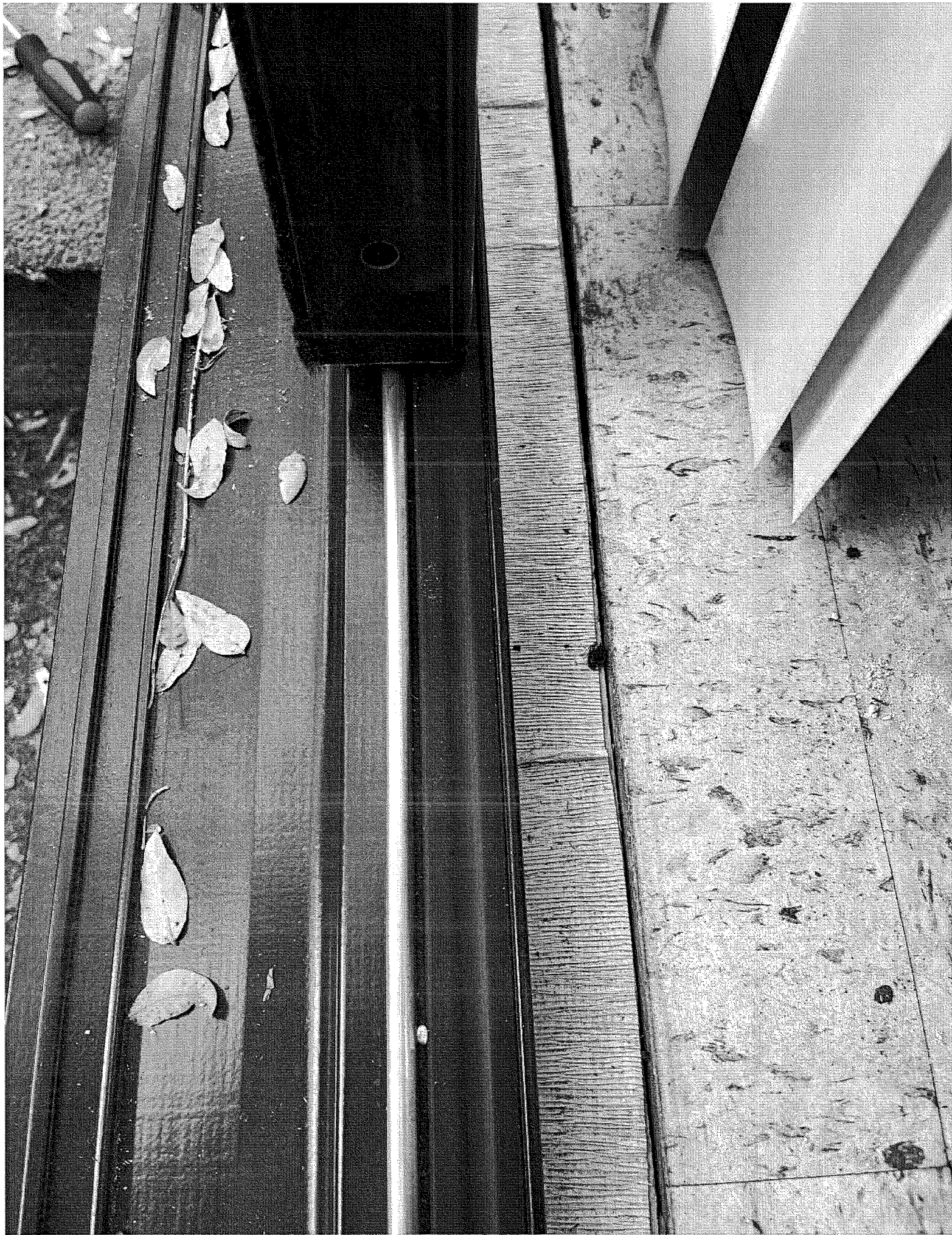
~~FOR UNITS WHERE FLOORING REPAIRS TAKE PLACE IN FRONT OF SLIDING DOORS, FINISH FLOORING WITH SAME MATERIALS AS FLOORING BEING REPLACED. SEE CONSTRUCTION NOTE C01 AND C11 ON SHEETS A111.~~

GF
10/14/22

LAA TAKES NO EXCEPTION TO BRD'S SUGGESTION OF INFILLING THE GAP BETWEEN THE DOOR AND EXISTING FLOORING BY MAKING IT FLUSH WITH THE EXISTING FLOORING THEN BY ADDING A FLAT 2" VINYL TRANSITION STRIP OVER TOP.

THIS SOLUTION IS ONLY ACCEPTABLE WHERE EXISTING FINISH FLOORING IS VCT. WHERE FLOORING IS OAK, PREFINISHED OAK PLANK SHALL BE PROVIDED TO INFILL GAP.

GF
10/24/22





Document G709™ – 2018

Proposal Request

PROJECT: *(name and address)*
Exterior Envelope and Dwelling
Unit Improvements
at Essex Townhouses
1134 Quinnipiac Avenue
New Haven, Connecticut 06511

CONTRACT INFORMATION:
Contract For: General Construction

Architect's Project Number: 2257-01
Proposal Request Number: 010

Date: December 06, 2021
(Notice to Proceed)

Proposal Request Date: October 24, 2022

OWNER: *(name and address)*
Housing Authority of New Haven
360 Orange Street
New Haven, Connecticut 06511

ARCHITECT: *(name and address)*
Lothrop Associates, LLP
333 Westchester Avenue
White Plains, New York 10604

CONTRACTOR: *(name and address)*
BRD Builders, LLC
2099 Main Street
Hartford, Connecticut 06120

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within Zero (0) days or notify the Architect in writing of the anticipated date of submission.

(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)

BRD Builders LLC is hereby requested to provide pricing for all materials and labor associated with the installation of a 2" flat transition strip at all sliding patio doors at Essex Townhouses.

IF THE ABOVE LISTED WORK RESULTS IN A CHANGE TO THE CONTRACT SUM OR DURATION THE CONTRACTOR SHALL SUBMIT A WRITTEN PROPOSAL FOR AUTHORIZATION BEFORE PROCEEDING.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE, OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

REQUESTED BY THE ARCHITECT:

Gordon Fraites, Project Manager

PRINTED NAME AND TITLE



BRD Builders
Powered by RedTeam

OUR CHANGE PROPOSAL

11/04/2022

Hannah Sokal-Holmes
Housing Authority of New Haven dba Elm City Communities
360 Orange Street, P.O. Box 1912
New Haven, CT 06511

Re: Our Change Proposal 1440002-16 for **Sliding Door Wood Transitions**

Project: Essex Interior & Exterior Renovations

Housing Authority of New Haven dba Elm City Communities

Essex Townhouses, 1134 Quinpiac Avenue, New Haven, CT 06513

This Proposal is for the Change referenced above and more particularly defined by the Scope of Work comprised of this Proposal, its Attachments, and other Contract Documents incorporated by reference. Therefore, we propose to change the following:

6 - Wood & Plastics

1. Plywood 3/4
2. Screw Fasteners 1lb Box
3. Line 7 Contractors Markup Combined Overhead and Profit
4. Line 11a GC Overhead up to 2%
5. Line 11b GC Profit up to 6%

9 - Finishes

1. Subcontractor Combined Overhead and Profit

Price: **\$ 4,365.09** *Four Thousand Three Hundred Sixty Five Dollars and Nine Cents*

Time: The duration of the Work to achieve Substantial Completion will be **UNCHANGED**.

Clarification(s): - None.

Expiration: This Proposal shall remain open for 30 calendar day(s).

Attachment(s): Additional Attachments

Please contact me at or via e-mail wamboltbrd@gmail.com if you have any questions or require additional information.

Regards,
BRD Builders
Edmund Wambolt
Site Supervisor

ACCEPTANCE OF PROPOSAL

The Scope of Work described above supersedes any and all prior communication about this Change.

Customer Signature: _____

Date: _____

Housing Authority of New Haven dba
Elm City Communities



BRD Builders
Powered by RedTeam

ADDITIONAL DOCUMENTS

Project: 1440002 - Sliding Door Wood Transitions

Date: 11/04/2022

Document: 1440002-16

Name

- 1 23_32 in. x 4 ft. x 8 ft. RTD Sheathing Syp 129323 - The Home Depot
<https://redteam.link/m0irvj3>
- 2 Grip-Rite #8 x 2 in. Star Drive Bugle-Head Construction Screw (1 lb._Pack) 2GCS1 - The Home Depot
<https://redteam.link/kxgyi8y>
- 3 2257-02_CO- material worksheet
<https://redteam.link/9m3kupm>
- 4 2257-02_CO-labor worksheet
<https://redteam.link/cni5hyf>
- 5 2257-02_CO-Proposal Form REV 2021
<https://redteam.link/sk8d332>
- 6 JD Fab Floors Wood Transition with Back Up
<https://redteam.link/9j1vmax>
- 7 RedTeam_ Cost Estimate
<https://redteam.link/qrc0l9g>

BRD Builders: _____

Customer: _____



BRD Builders
Powered by RedTeam

COST ESTIMATE
Including Item Details

1440002 - 16 - Sliding Door Wood Transitions

Manager: Edmund Wambolt

As of 11/15/2022

Authorized Change 16

	Description	Quantity	U/M	Labor (\$)	Material (\$)	Subcontract (\$)	Equipment (\$)	Other (\$)	Total (\$)
06100	BRD Builders LLC	1.00	l/s	1,890.00	107.50	0.00	0.00	312.07	2,309.57
	Rough Carpentry	35.00	hrs	Labor @	54.00	=			1,890.00
	<i>Labor to rip plywood infill and install at sliding door gaps caused by padding of sliding doors</i>								
	Plywood 3/4	2.00	ea	Material @	42.78	=			85.56
	Screw Fasteners 1lb Box	2.00	ea	Material @	10.97	=			21.94
	Line 7 Contractors Markup Combined Overhead and Profit	1.00	l/s	Other @	159.80	=			159.80
	Line 11a GC Overhead up to 2%	1.00	l/s	Other @	38.07	=			38.07
	Line 11b GC Profit up to 6%	1.00	l/s	Other @	114.20	=			114.20
09301	JD Fab Floors L&M	1.00	l/s	0.00	0.00	2,055.52	0.00	0.00	2,055.52
	Sliding Door Wood Transition L&M	1.00	l/s	Subcontract @	1,903.26	=			1,903.26
	Subcontractor Combined Overhead and Profit	1.00	l/s	Subcontract @	152.26	=			152.26
	<i>Line 6 Subcontractor Change Order Proposal Form</i>								

SUBTOTAL DIRECT COSTS	1,890.00	107.50	2,055.52	0.00	312.07	4,365.09
Indirect Costs	0.00	0.00	0.00	0.00	0.00	
Indirect Cost Allocation Rates	0.00%	0.00%	0.00%	0.00%	0.00%	
TOTAL DIRECT & INDIRECT COSTS	1,890.00	107.50	2,055.52	0.00	312.07	4,365.09
Profit					0.00%	0.00

Supplemental Markups:

TOTAL PRICE	4,365.09

MEMORANDUM

TO: Board of Commissioners

DATE: December 20, 2022

FROM: Karen DuBois-Walton, Ph.D., President

RE: Resolution Authorizing Contract Award to Link General Contracting, Inc. for Scattered Site Home Exterior and Interior Renovations-Group A in the Amount Not to Exceed \$644,061.83 for Completion in 300 Calendar Days from Notice to Proceed

ACTION: Recommend that the Board of Commissioners adopt Resolution #12-74/22-R

TIMING: Immediately

DISCUSSION: ECC/HANH received three HUD competitive capital fund grants to address lead-based paint and housing-related hazards in public housing properties. Under prior contracts, lead hazards were addressed at Essex Townhouses and at 17 units in Scattered Sites West properties. Receipt of the second lead-based paint grant permitted ECC/HANH to enhance the abatement scope to remove and replace some of the lead-containing components instead of pursuing an encapsulation approach.

Working with design and environmental consultants, Scattered Sites East and Scattered Sites West properties were grouped into four bid packages addressing lead, asbestos, and other housing-related hazards such as mold. At the July meeting, the Board authorized contract awards for Groups B and C. Group A includes one Scattered Sites East property with two units: 759 Quinnipiac Avenue.

On July 18, 2022, ECC/HANH publicly issued Invitation for Bids #PM-22-IFB-653 for Scattered Site Home Exterior and Interior Renovations-Group A. Bids were due August 24, 2022. ECC/HANH received and reviewed two bids.

ECC/HANH is recommending contract award to Link General Contracting, Inc. who submitted the most responsive and responsible bid in the amount of \$644,061.83 for completion in 300 calendar days from Notice to Proceed.

In accordance with resolution #10-129/18-R for the Revised Procurement Policy approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which result in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution. We request Board of Commissioners authorization to execute a contract with Link General Contracting, Inc. in the amount not to exceed \$644,061.83 for Scattered Site Home Exterior and Interior Renovations-Group A for completion in 300 calendar days from Notice to Proceed.

FISCAL IMPACT: \$644,061.83

SOURCE OF FUNDS: CFP Lead Based Paint Grants 2017 & 2020, \$436,803.; CFP Housing-Related Hazards Grant 2020, \$180,981; CFP Annual Grant 2022, \$26,278.

STAFF: Hannah Sokal-Holmes, Vice-President, Planning & Modernization

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #12-74/22-R

**RESOLUTION AUTHORIZING CONTRACT AWARD TO LINK GENERAL
CONTRACTING, INC. FOR SCATTERED SITE HOME EXTERIOR AND
INTERIOR RENOVATIONS-GROUP A IN THE AMOUNT NOT TO EXCEED
\$644,061.83 FOR COMPLETION IN 300 CALENDAR DAYS FROM NOTICE TO
PROCEED**

WHEREAS, ECC/HANH received three HUD competitive capital fund grants to address lead-based paint and housing-related hazards in public housing properties; and

WHEREAS, under prior contracts, lead hazards were addressed at Essex Townhouses and at 17 units in Scattered Sites West properties; and

WHEREAS, receipt of the second lead-based paint grant permitted ECC/HANH to enhance the abatement scope to remove and replace some of the lead-containing components instead of pursuing an encapsulation approach; and

WHEREAS, working with design and environmental consultants, Scattered Sites East and Scattered Sites West properties were grouped into four bid packages addressing lead, asbestos, and other housing-related hazards such as mold; and

WHEREAS, at the July meeting, the Board authorized contract awards for Groups B and C; and

WHEREAS, Group A includes one Scattered Sites East property with two units: 759 Quinnipiac Avenue; and

WHEREAS, bids were due August 24, 2022; and

WHEREAS, ECC/HANH received and reviewed two bids; and

WHEREAS, ECC/HANH is recommending contract award to Link General Contracting, Inc. who submitted the most responsive and responsible bid in the amount not to exceed \$644,061.83 for completion in 300 calendar days from Notice to Proceed; and

WHEREAS, in accordance with resolution #10-129/18-R for the Revised Procurement Policy approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which result in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution. We request Board of Commissioners authorization to execute a contract with Link General Contracting, Inc. in the amount not to exceed \$644,061.83 for

Scattered Site Home Exterior and Interior Renovations-Group A be completed in 300 calendar days from Notice to Proceed.

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

- 1) The award of contract #PM-22-C-653 to Link General Contracting, Inc. in the amount not to exceed \$644,061.83 for Scattered Site Home Exterior and Interior Renovations-Group A to be completed in 300 calendar days from Notice to Proceed is hereby authorized.
- 2) The Executive Director-President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend the authorized funds.
- 3) The Executive Director-President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing.
- 4) The resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on December 20, 2022.

Karen DuBois-Walton, Ph. D.
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By:_____
Rolan Joni Young, Esq.
A Partner

DETERMINATION OF ANTICIPATED COSTS TO BE BILLED TO VARIOUS FUNDING SOURCES

Opinion of Probable Construction Cost August 24, 2022 REVISED

759 QUINNIPIAC AVENUE				
DESCRIPTION	QTY	UNIT	UNIT COST	COST
<u>DIVISION 2 - EXISTING CONDITIONS</u>				
1 Remove existing asphalt and modified bitumen roofing system down to sheathing	1862	SF	\$4.00	\$7,448.00
2 Remove existing gutters and leaders	1	LS	\$250.00	\$250.00
3 Remove existing aluminum covered fascias	1	LS	\$500.00	\$500.00
4 Remove existing vinyl window - Unit 1/Bedroom 1	2	EA	\$150.00	\$300.00
5 Remove existing vinyl siding	3300	SF	\$2.50	\$8,250.00
6 Remove deteriorated/damaged brick	63	SF	\$10.00	\$630.00
7 Remove flashing	1	LS	\$500.00	\$500.00
8 Remove cabinets - Kitchen	1	LS	\$750.00	\$750.00
9 Saw cut and remove damaged concrete stair	1	LS	\$650.00	\$650.00
10 Remove existing exterior wood stair, footings, and concrete pad	1	LS	\$500.00	\$500.00
11 Remove existing surface mounted ceiling tiles	35	SF	\$5.00	\$175.00
12 Remove existing switch wiring	1	LS	\$100.00	\$100.00
13 Temporarily disconnect conduit	1	LS	\$150.00	\$150.00
14 Remove existing exterior lights, cameras, mailbox, house number, and misc. items	1	LS	\$250.00	\$250.00
15 Remove damaged wood flooring	25	SF	\$5.00	\$125.00
16 Remove existing exterior wood door	3	EA	\$100.00	\$300.00
17 Tenant Relocation	1	LS	\$70,500.00	\$70,500.00
20 Hazardous Material Abatement and associated work (per F&O cost estimate)	1	LS	\$231,330.00	\$231,330.00
			Total	\$322,708.00
<u>DIVISION 3 - CONCRETE</u>				
1 Provide precast concrete steps	1	LS	\$1,000.00	\$1,000.00
			Total	\$1,000.00
<u>DIVISION 4 - MASONRY</u>				
1 Provide brick/repainting - chimney	63	SF	\$25.00	\$1,575.00
			Total	\$1,575.00
<u>DIVISION 6 - WOODS AND PLASTICS</u>				
1 Restore/Provide wood fascias	316	LF	\$20.00	\$6,320.00
2 Restore wood column	4	EA	\$150.00	\$600.00
3 Provide exterior wood stairs	1	LS	\$15,000.00	\$15,000.00
4 Provide cabinets - Kitchen	1	LS	\$5,000.00	\$5,000.00
5 Restore interior wood treads and risers and balusters	1	LS	\$10,000.00	\$10,000.00
6 Provide composite lattice panel	7	SF	\$5.00	\$35.00
			Total	\$36,955.00
<u>DIVISION 7 - THERMAL AND MOISTURE PROTECTION</u>				
1 Asphalt roofing, underlayment, ice and water barrier, and flashings	1057	SF	\$10.00	\$10,570.00
2 Provide self adhered modified bitumen roofing	805	SF	\$25.00	\$20,125.00
3 Gutters and leaders	1	LS	\$2,500.00	\$2,500.00
4 Ridge vent	6	LF	\$25.00	\$150.00
			Total	\$33,345.00
<u>DIVISION 8 - OPENINGS</u>				
1 Provide pre-hung exterior door and frame	3	EA	\$750.00	\$2,250.00
2 Provide door hardware/lockset	9	EA	\$250.00	\$2,250.00
3 Wood double hung window - Type A	2	EA	\$1,000.00	\$2,000.00
4 Restore wood window - upper and lower sash	15	EA	\$10,000.00	\$150,000.00
5 Provide storm window	14	EA	\$1,200.00	\$16,800.00
6 Provide pre-hung interior door and frame	6	EA	\$650.00	\$3,900.00
7 Provide bulkhead system	1	EA	\$1,200.00	\$1,200.00
			Total	\$178,400.00
<u>DIVISION 9 - FINISHES</u>				
1 Provide paint	8000	SF	\$2.50	\$20,000.00
2 Provide gypsum board	1170	SF	\$10.00	\$11,700.00
3 Provide wood flooring - Oak plank	25	SF	\$15.00	\$375.00
4 Provide vinyl composite flooring	1270	SF	\$10.00	\$12,700.00
5 Provide ceramic tile floor	70	SF	\$30.00	\$2,100.00
			Total	\$46,875.00
<u>DIVISION 10 - SPECIALTIES</u>				
1 Provide bathroom accessories: med cabinet, toilet paper dispenser, robe hook, shower curtain rod, towel bar	1	EA	\$750.00	\$750.00
2 Provide bathtub and shower body	1	EA	\$1,500.00	\$1,500.00
3 Provide tub surround	1	EA	\$1,200.00	\$1,200.00
4 Provide window wells with cover	3	EA	\$450.00	\$1,350.00
			Total	\$4,800.00
<u>DIVISION 12 - FURNISHINGS</u>				
1 Provide bathroom vanity	1	LS	\$800.00	\$800.00
2 Provide window treatments	1	LS	\$8,000.00	\$8,000.00
			Total	\$8,800.00
<u>DIVISION 22 - PLUMBING</u>				
1 Provide sink - Kitchen	1	EA	\$300.00	\$300.00
2 Provide faucet - Kitchen	1	EA	\$200.00	\$200.00

LEAD	MOLD	CFP
LEAD	LBP GRANT 2020	
MOLD	HRH GRANT 2020	
ASBESTOS	DEPENDS ON WHAT IS THE REASON FOR THE ABATMENT...LEAD OR MOLD	
CFP	ANNUAL GRANTS	
ASBESTOS		\$7,448.00
LEAD	\$250.00	
LEAD	\$500.00	
LEAD	\$300.00	
LEAD	\$8,250.00	
LEAD	\$630.00	
ASBESTOS		\$500.00
LEAD	\$750.00	
CFP		\$650.00
CFP		\$500.00
MOLD		\$175.00
LEAD	\$100.00	
LEAD	\$150.00	
LEAD	\$250.00	
CFP		\$125.00
CFP		\$300.00
LEAD/HRH	\$47,000.00	\$23,500.00
LEAD/HRH	\$154,220.00	\$77,110.00
CFP		\$1,000.00
MOLD		\$1,575.00
LEAD	\$6,320.00	
LEAD	\$600.00	
CFP		\$15,000.00
LEAD	\$5,000.00	
LEAD	\$10,000.00	
LEAD	\$35.00	
ASBESTOS		\$10,570.00
		\$20,125.00
LEAD	\$2,500.00	
		\$150.00
LEAD	\$2,250.00	
LEAD	\$2,250.00	
	\$2,000.00	
	\$150,000.00	
	\$16,800.00	
	\$3,900.00	
		\$1,200.00
	\$20,000.00	
	\$7,800.00	\$3,900.00
		\$375.00
		\$12,700.00
		\$2,100.00
		\$750.00
		\$1,500.00
		\$1,200.00
		\$1,350.00
		\$800.00
	\$8,000.00	
	\$300.00	
	\$200.00	

333 Westchester Avenue
White Plains, New York 10604
914-741-1115
www.lothropassociates.com

Lothrop associates^{LLP}

architects

Date: September 14, 2022

Elm City Communities / Housing Authority of New Haven
Scattered Site Homes
Exterior and Interior Renovations
Group A
HUD Capital funding:
HUD Lead Based Paint Grants 2017 and 2020
and
Housing Related Hazards Capital Fund Grant 2020
New Haven, Connecticut 06511
LAA# 2257-03
ECC Project #

Opinion of Probable Construction Cost

This "Opinion of Probable Construction Cost" is based on the Bid Submission Documents dated June 29, 2022 which includes drawings A000, A001, A003, HM-01, A111, A112, A201, A202, A301, A302, A501, A502, A503, A504, A601, A602, and A800.

759 QUINNIPIAC AVENUE				
DESCRIPTION	QTY	UNIT	UNIT COST	COST
DIVISION 2 - EXISTING CONDITIONS				
1 Remove existing asphalt and modified bitumen roofing system down to sheathing	1852	SF	\$4.00	\$7,448.00
2 Remove existing gutters and leaders	1	LS	\$250.00	\$250.00
3 Remove existing aluminum covered fascias	1	LS	\$500.00	\$500.00
4 Remove existing vinyl window - Unit 1/Bedroom 1	2	EA	\$150.00	\$300.00
5 Remove existing vinyl siding	3300	SF	\$2.50	\$8,250.00
6 Remove deteriorated/damaged brick	63	SF	\$10.00	\$630.00
7 Remove flashing	1	LS	\$500.00	\$500.00
8 Remove cabinets - Kitchen	1	LS	\$750.00	\$750.00
9 Saw cut and remove damaged concrete stair	1	LS	\$650.00	\$650.00
10 Remove existing exterior wood stair, footings, and concrete pad	1	LS	\$500.00	\$500.00
11 Remove existing surface mounted ceiling tiles	35	SF	\$5.00	\$175.00
12 Remove existing switch wiring	1	LS	\$100.00	\$100.00
13 Temporarily disconnect conduit	1	LS	\$150.00	\$150.00
14 Remove existing exterior lights, cameras, mailbox, house number, and misc. items	1	LS	\$250.00	\$250.00
15 Remove damaged wood flooring	25	SF	\$5.00	\$125.00
16 Remove existing exterior wood door	3	EA	\$100.00	\$300.00
19 Tenant Relocation	1	LS	\$70,500.00	\$70,500.00
20 Hazardous Material Abatement and associated work (per F&O cost estimate)	1	LS	\$231,330.00	\$231,330.00
		Total		\$322,708.00
DIVISION 3 - CONCRETE				
1 Provide precast concrete steps	1	LS	\$1,000.00	\$1,000.00
		Total		\$1,000.00

Opinion of Probable Construction Cost
Elm City Communities
HUD Lead Based Paint Grants 2017 and 2020 at Groups #5, 7 & 8

BIDS RECEIVED (2)				
LINK GENERAL CONTRACTING	LINK GENERAL CONTRACTING	A. PRETE CONSTRUCTION	A. PRETE CONSTRUCTION	
(BID as submitted)	(w/ mathematical corrections)	(BID as submitted)	(w/ mathematical corrections)	
COST	COST	COST	COST	
Selective Demolition	\$25,000.00	\$25,000.00	\$20,000.00	\$20,000.00
Tenant Relocation	\$35,000.00	\$35,000.00	\$20,500.00	\$20,500.00
Selective Abatement	\$125,000.00	\$125,000.00	\$455,000.00	\$455,000.00
	\$185,000.00	\$185,000.00	\$495,500.00	\$495,500.00
	\$85,000.00	\$85,000.00	\$38,826.00	\$38,826.00

DIVISION 4 - MASONRY

1	Provide brick/repointing - chimney	63	SF	\$25.00	\$1,575.00
				Total	\$1,575.00

\$20,000.00

\$20,000.00

\$29,102.00

\$29,102.00**DIVISION 6 - WOODS AND PLASTICS**

1	Restore/Provide wood fascias	316	LF	\$20.00	\$6,320.00
2	Restore wood column	4	EA	\$150.00	\$600.00
3	Provide exterior wood stairs	1	LS	\$15,000.00	\$15,000.00
4	Provide cabinets - Kitchen	1	LS	\$5,000.00	\$5,000.00
5	Restore interior wood treads and risers and balusters	1	LS	\$10,000.00	\$10,000.00
6	Provide composite lattice panel	7	SF	\$5.00	\$35.00
				Total	\$36,955.00

\$22,000.00

\$22,000.00

\$56,659.00

\$56,659.00**DIVISION 7 - THERMAL AND MOISTURE PROTECTION**

1	Asphalt roofing, underlayment, ice and water barrier, and flashings	1057	SF	\$10.00	\$10,570.00
2	Provide self adhered modified bitumen roofing	805	SF	\$25.00	\$20,125.00
3	Gutters and leaders	1	LS	\$2,500.00	\$2,500.00
4	Ridge vent	6	LF	\$25.00	\$150.00
				Total	\$33,345.00

\$30,000.00

\$30,000.00

\$89,050.00

\$89,050.00**DIVISION 8 - OPENINGS**

1	Provide pre-hung exterior door and frame	3	EA	\$750.00	\$2,250.00
2	Provide door hardware/lockset	9	EA	\$250.00	\$2,250.00
3	Wood double hung window - Type A	2	EA	\$1,000.00	\$2,000.00
4	Restore wood window - upper and lower sash	15	EA	\$10,000.00	\$150,000.00
5	Provide storm window	14	EA	\$1,200.00	\$16,800.00
6	Provide pre-hung interior door and frame	6	EA	\$650.00	\$3,900.00
7	Provide bulkhead system	1	EA	\$1,200.00	\$1,200.00
				Total	\$178,400.00

\$60,000.00

\$60,000.00

\$38,952.00

\$38,952.00**DIVISION 9 - FINISHES**

1	Provide paint	8000	SF	\$2.50	\$20,000.00
2	Provide gypsum board	1170	SF	\$10.00	\$11,700.00
3	Provide wood flooring - Oak plank	25	SF	\$15.00	\$375.00
4	Provide vinyl composite flooring	1270	SF	\$10.00	\$12,700.00
5	Provide ceramic tile floor	70	SF	\$30.00	\$2,100.00
				Total	\$46,875.00

\$68,000.00

\$68,000.00

\$113,271.00

\$113,271.00**DIVISION 10 - SPECIALTIES**

1	Provide bathroom accessories: med cabinet, toilet paper dispenser, robe hook, shower curtain rod, towel bar	1	EA	\$750.00	\$750.00
2	Provide bathtub and shower body	1	EA	\$1,500.00	\$1,500.00
3	Provide tub surround	1	EA	\$1,200.00	\$1,200.00
4	Provide window wells with cover	3	EA	\$450.00	\$1,350.00
				Total	\$4,800.00

\$2,000.00

\$2,000.00

\$19,000.00

\$19,000.00**DIVISION 12 - FURNISHINGS**

1	Provide bathroom vanity	1	LS	\$800.00	\$800.00
2	Provide window treatments	1	LS	\$8,000.00	\$8,000.00
				Total	\$8,800.00

\$4,000.00

\$4,000.00

\$16,718.00

\$16,718.00

DIVISION 22 - PLUMBING

1	Provide sink - Kitchen	1	EA	\$300.00	\$300.00
2	Provide faucet - Kitchen	1	EA	\$200.00	\$200.00
3	Provide lavatory sink and faucet	1	EA	\$400.00	\$400.00
4	Provide shower system (shower head and diverter)	1	EA	\$500.00	\$500.00
5	Provide water closet	1	EA	\$500.00	\$500.00
Total					\$1,900.00

DIVISION 23 - HEATING, VENTILATION AND AIR CONDITIONING

1	Provide exhaust vent cap	4	EA	\$150.00	\$600.00
2	Provide bathroom exhaust fan/light combo unit	1		\$500.00	\$500.00
Total					\$1,100.00

DIVISION 26 - ELECTRICAL AND LIGHTING

1	Reconnection of conduits	1	LS	\$500.00	\$500.00
2	Provide electrical switch, conduit, and wiring	1	EA	\$500.00	\$500.00
3	Provide exterior lights	2	EA	\$100.00	\$200.00
4	Provide lights - Kitchen	1	EA	\$300.00	\$300.00
5	Provide lights - Basement	3	EA	\$100.00	\$300.00
6	Provide bathroom electrical fixtures and devices: wall mounted light fixtures, light switches, fan switches, and GFI receptacles	1	EA	\$750.00	\$750.00
Total					\$2,550.00

DIVISION 32 - EXTERIOR IMPROVEMENTS

1	Provide brick pavers	50	SF	\$20.00	\$1,000.00
2	Provide reseeding	1500	SF	\$1.00	\$1,500.00
3	Provide bluestone treads	25	LF	\$150.00	\$3,750.00
Total					\$6,250.00

Subtotal - 759 Quintiniles Avenue					\$646,258.00

DIVISION 1 - GENERAL CONDITIONS

1	Insurance	1	LS	6.00%	\$38,775.48
Subtotal - General Conditions + Base Bid					\$685,033.48
Overhead				2.00%	\$13,700.67
Profit				6.00%	\$41,102.01
Permit Fees (\$55.26 per \$1000 plus \$20)				\$648.26	\$55.26
TOTAL BASE BID					\$775,568.38

ALLOWANCES

DESCRIPTION	QTY	UNIT	UNIT PRICE	COST
1 Remove and replace damaged roof sheathing with new sheathing	800	SF	\$70.00	\$56,000.00
2 Remove and replace damaged wood shake shingle siding with new shingle siding	1000	SF	\$10.00	\$10,000.00
3 Remove and replace damaged exterior wall sheathing with new sheathing	500	SF	\$70.00	\$35,000.00
4 Provide painting	300	SF	\$2.50	\$750.00
5 Remove and replace damaged wood soffits	100	LF	\$20.00	\$2,000.00
6 Remove and replace damaged wood fascia, cornice, eave and rake trim	200	LF	\$20.00	\$4,000.00
7 Remove and replace damaged wood window and door casing and pediments	1/25	LF	\$150.00	\$22,500.00
8 Remove and replace damaged wood entablature assembly including brackets, medallions and other decorative elements	25	LF	\$200.00	\$5,000.00
Total				\$135,250.00

\$17,000.00

\$17,000.00

\$25,944.00

\$25,944.00

\$5,000.00

\$5,000.00

\$2,000.00

\$2,000.00

\$12,000.00

\$12,000.00

\$20,000.00

\$20,000.00

\$7,000.00

\$7,000.00

\$74,200.00

\$74,200.00

\$517,000.00

\$517,000.00

\$1,019,222.00

\$1,019,222.00

\$31,020.00

\$31,020.00

\$61,153.00

\$61,153.32

\$548,020.00

\$548,020.00

\$61,153.00

\$1,080,375.32

\$10,960.40

\$10,960.40

\$20,384.00

\$21,607.51

\$33,538.82

\$32,881.20

\$61,153.00

\$64,822.52

\$32,742.61

\$517.00

\$28,589.42

\$11,072.00

\$1,019.22

\$56,342.21

\$625,261.83

\$620,451.02

\$1,172,984.00

\$1,223,147.55

UNIT COST COST

UNIT COST COST

UNIT COST COST

UNIT COST COST

\$18,800.00

\$18,800.00

\$49,400.00

\$49,400.00

Summary Allowances and Unit Prices

Total PACKAGE 1 - GROUP A (Base Bid)	\$775,568.38
Total Allowances	\$135,250.00
OPINION OF PROBABLE CONSTRUCTION COST WITH ALLOWANCES - (BASE BID)	\$910,818.38

*THIS TOTAL AMOUNT INCLUDES WORK SHOWN ON LOTHROP ASSOCIATES AND FUSS & O'NEILL DRAWINGS

\$625,261.83	\$620,451.02	\$1,172,984.00	\$1,223,147.55	
\$18,800.00	\$18,800.00	\$49,400.00	\$49,400.00	
\$644,061.83	\$639,251.02	\$1,222,384.00	\$1,272,547.55	

UNIT PRICES

DESCRIPTION	QTY	UNIT	UNIT PRICE	COST
9 Mini containment preparation to enclose mold remediation		EA	\$1,000.00	
10 Small containment preparation to enclose mold remediation		EA	\$1,200.00	
11 Medium containment preparation to enclose mold remediation		EA	\$2,500.00	
12 Large containment preparation to enclose mold remediation		EA	\$6,500.00	
13 Removal and disposal of mold impacted gypsum board system		SF	\$20.00	
14 Removal and disposal of mold impacted plaster system		SF	\$35.00	
15 Cleaning of mold impacted concrete and application of mold inhibitor paint		SF	\$25.00	
16 Cleaning of mold impacted wood and application of mold inhibitor paint		SF	\$15.00	
17 Removal and disposal of mold impacted wood		SF	\$8.00	
18 Surface preparation and application of mold inhibitor paint		SF	\$12.00	

UNIT COST	COST
\$1,875.00	
\$3,125.00	
\$5,000.00	
\$8,125.00	
\$5.75	
\$8.25	
\$10.75	
\$11.90	
\$11.25	
\$12.50	

UNIT COST	COST
\$1,500.00	\$1,500.00
\$2,250.00	\$2,250.00
\$3,000.00	\$3,000.00
\$4,000.00	\$4,000.00
\$8.00	\$8.00
\$8.00	\$8.00
\$20.00	\$20.00
\$20.00	\$20.00
\$10.00	\$10.00
\$5.00	\$5.00

EMAIL & FEDERAL EXPRESS (Overnight)
(hsokal-holmes@elmcitycommunities.org)

October 5, 2022

Hannah Sokal-Holmes
Vice President of Planning and Modernization
Elm City Communities
(aka Housing Authority of New Haven)
360 Orange Street
New Haven, Connecticut 06511

RE: Elm City Communities
(aka Housing Authority of New Haven)
Indefinite Quantity Contract (IQC) for Architectural / Engineering Services
HUD Lead Based Paint (LBP) Grants 2017 & 2020 at
Groups # 3, 5, 7 & 8
New Haven, Connecticut
LA #2257-03

REF: Group A Contract Award Recommendation – LINK General Contracting, Inc.

Dear Ms. Sokal-Holmes:

In follow up to the Bid Opening held on Wednesday, August 24, 2022, our office sent a letter to LINK General Contracting, Inc. the apparent low bid contractor dated October 4, 2022 requesting additional material / information regarding the bid submitted by their firm on the above referenced project. My letter requested formal written responses to the following issues / concerns:

- 1) Confirmation of their Base Bid Amount of \$644,061.83.
- 2) Confirmation that their firm is carrying the appropriate Allowances on their Bid Form.
- 3) Confirmation of their firm's breakdown, per unit cost, for each Allowance on their Bid Form.
- 4) Confirmation that their firm will be furnishing and installing the specified materials / products.
- 5) Confirmation that their firm has the manpower and resources to complete the project in the three hundred (300) calendar day contract period.
- 6) Confirmation on who their firm's environmental abatement contractor is and that the designated subcontractor is a Connecticut Department of Public Health (CTDPH) licensed Lead Abatement Contractor.
- 7) Confirmation that their subcontractor will be responsible for the entire abatement scope.

In response to my October 4, 2022 letter, our office received the attached letter from LINK General Contracting, Inc. dated October 5, 2022 addressing the following issues:

- Confirmation of their Base Bid Amount of \$644,061.83.
- Confirmation that they have included all Allowances listed on Bid Form.
- Confirmation that their firms total Allowances of \$18,800.00 breaks down, per unit cost, as follows:

Allowances:

1. Replacement of damaged roof sheathing at	\$2.95 p/sqft
2. Replacement of damaged wood shake shingle siding at	\$5.39 p/sqft
3. Replacement of damaged exterior wall sheathing at	\$2.95 p/sqft
4. Painting at	\$2.00 p/sqft

Mr. Hannah Sokal-Holmes
Vice President of Planning and Modernization
Elm City Communities
(aka Housing Authority of the City of New Haven)
October 5, 2022
Page 2

5. Replacement of damaged wood soffits at	\$8.00 p/sqft
6. Replacement of damaged wood fascia, cornice, etc. at	\$20.00 p/sqft
7. Replacement of damaged wood window and door casings, etc. at	\$15.00 p/sqft
8. Replacement of damaged wood entablature assembly at	\$77.00 p/sqft
- Confirmation that they will be furnishing and installing the specified equipment and materials.
 - Confirmation that the project will be completed within the three hundred (300) calendar day contract period.
 - Confirmation that the hazardous abatement contract will be awarded to Global Compass, Inc., a Connecticut Department of Public Health (CTDPH) licensed Lead Abatement Contractor.
 - Confirmation that Global Compass, Inc. will be performing all hazardous materials demolition. Only minor interior demolition will be performed by in-house manpower and resources.

LINK General Contracting, Inc. has demonstrated a firm understanding of historic preservation and the historic preservation components of the project to Lothrop Associates Architects ^{LLP} through their provided work history and contractor interview on September 29, 2022. Additionally, LINK General Contracting, Inc. has worked successfully with the Connecticut State Historic Preservation Office (SHPO) on past projects.

Lothrop Architects ^{LLP} has interviewed the three (3) references provided by LINK General Contracting, Inc. We have attached a record of our firm's memorandum dated October 5, 2022 of those interviews for your review and information.

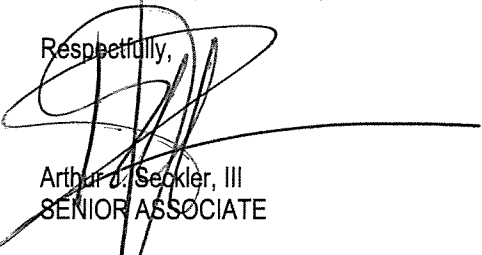
LINK General Contracting's Base Bid Amount of \$644,061.83 is approximately 30% less than our firms estimated cost of \$910,818.38 as reflected in the "Opinion of Probable Construction Cost" dated August 24, 2022. LINK General Contracting, Inc. has stated that they are confident providing their services at the submitted Base Bid Amount. They perform many trades such as excavating and carpentry with their own in-house labor, which eliminates markup and reduces their costs over their competitors. They also believe that due to their small size they have fewer overhead costs than their larger competitors. For these reasons they can offer the same services at a reduced price.

Lothrop Associates Architects ^{LLP} takes no exception to awarding the Group A contract to LINK General Contracting, Inc. for the Base Bid amount of \$644,061.83.

Lothrop Associates Architects ^{LLP} requests that you share this information and our firm's recommendation with the Board of Commissioners when they meet on October 13, 2022.

Call or email if you have any questions.

Respectfully,



Arthur D. Seckler, III
SENIOR ASSOCIATE

cc: C. Hawthorne – Elm City Communities (aka Housing Authority of the City of New Haven)
R. Gilroy – Elm City Communities (aka Housing Authority of the City of New Haven)

Lothrop associates^{LLP}

architects

CLIENT: Elm City Communities DATE: October 05, 2022 BY: Gordon Fraites

JOB NO.: 2257-03 COPIES TO: Arthur J. Seckler, III

MEMORANDUM

TO: File

FROM: Arthur J. Seckler, III
Senior Associate

RE: Elm City Communities
(aka Housing Authority of New Haven)
Indefinite Quantity Contract (IQC) for Architectural /
Engineering Services
HUD Lead Based Paint (LBP) Grants 2017 & 2020 at
Groups # 3, 5, 7 & 8
New Haven, Connecticut 06513

A Bid Opening for the above referenced project was held on Wednesday, August 24, 2022 with a Bid Debriefing held on Thursday, September 29, 2022. A total of two (2) sealed bids were received and opened. Based on the bids received the apparent low bid contractor is LINK General Contracting, Inc. The attached email dated October 5, 2022 was received from LINK General Contracting, Inc. in response to Lothrop Associates^{LLP} letter dated October 4, 2022. This letter provided responses to questions referring to submitted bid. Lothrop Associates^{LLP} was able to contact three (3) of the references provided.

The following is an outline of the feedback we received when performing the background / reference check on LINK General Contracting, Inc.:

- 1) Project: Scattered Sites – Waterbury CT
Roofing, gutters, rakes, flashing, and siding
- Contact Person: Michael Marcinek (Principal)
- Company: AEPMI
- Comments:
- Very easy to work with
 - Diligent in resolving issues as they arose
 - Issued pay reqs monthly

- Only change orders came from unforeseen circumstances. Change orders were all reasonable.
 - Solid contracting crew
 - Workmanship of subs were ok, contractor follows construction documents as bid upon
 - Project was appropriately staffed
 - Met schedule and finished project on time and within budget
 - Would recommend working with
- 2) Project: Carrigan School
New masonry maintenance building
- Contact Person: Kenneth Carney (Volunteer Chairman for the City of West Haven Building Committee / Owner of Baybrook Remodelers Inc.)
- Company: (Volunteer Chairman for the City of West Haven Building Committee / Owner of Baybrook Remodelers Inc.)
- Comments:
 - Very easy to work with
 -
 - No issue with paperwork. They don't hound for payment requests
 - Quality workmanship
 - Project properly staffed and completed on time
 - Statement made that LINK was a pleasure to work with and would work with them again
 - LINK never issued any change orders for this project
- 3) Project: Talcottville Mills School
- Contact Person: William Downs (Director)
- Company: RCN Capital
- Comments:
 - Used on many commercial and residential projects
 - Quick to submit paperwork, pretty well organized, and not many issues
 - Very good workmanship with in-house team of laborers
 - Projects staffed properly
 - Project completion slightly delayed due to covid, (material delays) not because of contractor
 - Project came in close to budget. Entire project only had 4-5 change orders which was not contractor caused
 - Would recommend contractor

Based on the references contacted, we received favorable feedback. Our firm sees no reason NOT to award this project to LINK General Contracting, Inc the low bid contractor.

L | I | N | K

General Contracting

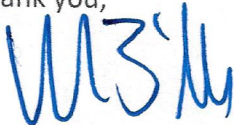
10/05/2022

Re: Elm City Communities – Scattered Site Home
“Exterior & Interior Renovations at Various Sites”
Bid Package: Group A
LA#2257-03

To Whom it May Concern,

In response to your letter dated 10/4/2022 please find the following information for your use and reference during the procurement process for the above referenced project. Should you need anything further please feel free to contact me directly at any time. We appreciate the opportunity to be of service and look forward to working with you all on this project.

Thank you,



Luke Tillona
Vice President
C: 860-578-7225

483 Spring St., Suite L, Windsor Locks, CT 06096
Professional – Experienced – Safe
CT HIC #0656173
Major Contractor MCO#0904102
AA/EOE

L | I | N | K

General Contracting

RESPONSE ITEMS

- 1) The bid price shown on submitted/uploaded form "LINK Bid Response Bid Form - PM-22-IFB-653" signed and dated 8/24/22 is our submitted bid price.
- 2) Our bid includes all allowances 1 thru 8 listed on submitted/uploaded form "LINK Bid Response Bid Sheet - PM-22-IFB-653".
- 3) Please see allowance unit pricing breakdown below totaling the submitted \$18,800.

Allowances:

1. \$2.95 p/sqft
 2. \$5.39 p/sqft
 3. \$2.95 p/sqft
 4. \$2.00 p/sqft
 5. \$8.00 p/sqft
 6. \$20.00 p/l.n.ft.
 7. \$15.00 p/l.n.ft.
 8. \$77.00 p/l.n.ft.
- 4) Our bid includes all materials as specified within the bid documents and addendum issued.
 - 5) We have reviewed our bid and upcoming work load and can fully staff this project as planned including readiness of subcontractors and completing the project within the 300 days allotted per addendum #2.
 - 6) We intend to award the project to Global Compass Inc., 750 Main St., Hartford, CT (Lic./Certs attached)
 - 7) The above named subcontractor will be performing all hazardous material demolition, removal and disposal including lead paint, mold, etc.. Only minor interior demolition will be performed by LINK.

483 Spring St., Suite L, Windsor Locks, CT 06096
Professional - Experienced - Safe
CT HIC #0656173
Major Contractor MCO#0904102
AA/EOE



State of Connecticut

Lookup Detail View

Name

Name
GLOBAL COMPASS INC

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Asbestos Contractor	689	10/31/2023	10/03/2013	GLOBAL COMPASS INC	ACTIVE	CURRENT	None

Generated on: 10/5/2022 10:29:57 AM



State of Connecticut

Lookup Detail View

Name

Name
GLOBAL COMPASS INC

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Lead Abatement Contractor	2338	05/31/2023	05/06/2015	GLOBAL COMPASS INC	ACTIVE	CURRENT	None

Generated on: 10/5/2022 10:50:48 AM

State of Connecticut

Department of Administrative Services
Supplier Diversity Program

This Certifies

Global Compass, Inc.

750 Main Street Suite 100 Hartford CT 06103

Iberian Peninsula

As a

Small/Minority Business Enterprise

August 05, 2021 through August 05, 2023

Owner(s): Derek Rodrigues

Contact: Derek Rodrigues

E-Mail: globalcompassinc@gmail.com

Telephone: (413) 427-9378 Ext: **FAX:** (413) 583-2963

Web Address:

****Affiliate Companies:**



Supplier Diversity Director



Supplier Diversity Specialist

** A contractor awarded a contract or a portion of a contract under the set-aside program shall not subcontract with any person(s) with whom the contractor is affiliated.

LINK GENERAL CONTRACTING INCORPORATED

ACTIVE

13 CRESTVIEW RD, TARIFFVILLE, CT, 06081, United States

FILING HISTORY



Business Details



General Information



Business Name

LINK GENERAL CONTRACTING INCORPORATED

Business status

ACTIVE

Citizenship/place of formation

Domestic/Connecticut

Business address

13 CRESTVIEW RD, TARIFFVILLE, CT, 06081, United States

Annual report due

3/15/2022

NAICS code

Painting and Wall Covering Contractors (238320)

Business ALEI

1266721

Date formed

3/15/2018

Business type

Stock

Mailing address

2 TUNXIS RD., SUITE 203, TARIFFVILLE, CT, 06081, United States

Last report filed

2021

NAICS sub code

238320

Principal Details



Principal Name

LUKE TILLONA

Principal Title

VICE PRESIDENT

Principal Business address

2 TUNXIS RD., SUITE 203, TARIFFVILLE, CT, 06081, United States

Principal Residence address

13 CRESTVIEW RD, TARIFFVILLE, CT, 06081, United States

Principal Name

KELSEY EMMONS

FILING HISTORY



PRESIDENT

Principal Business address

2 TUNXIS RD., SUITE 203, TARIFFVILLE, CT, 06081, United States

Principal Residence address

13 CRESTVIEW RD, TARIFFVILLE, CT, 06081, United States

Agent details



Agent name

UNITED STATES CORPORATION AGENTS, INC.

Agent Business address

615 WEST JOHNSON AVENUE, SUITE 202, CHESHIRE, CT, 06410, United States

Agent Mailing address

615 WEST JOHNSON AVENUE, SUITE 202, CHESHIRE, CT, 06410, United States

Filing History



Business Formation - Certificate of Incorporation

0006126247

Filing date: 3/15/2018

Filing time:

Volume Type

B

Volume

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Date generated

3/15/2018



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volume

41

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Filing time:

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3/18/2020



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Amendment - Amend

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0007177111

Filing date: 2/4/2021

Filing time:

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Name History



Filing Number: 0006844786

LJT, INC.

Filing date: 3/18/2020

Shares



10000 total shares

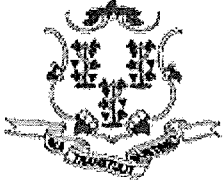
Shares Class: Common Stock

10000 Shares

Value per share: \$0

FILING HISTORY





State of Connecticut

Lookup Detail View

Name and Address

Name	DBA	Address
LINK GENERAL CONTRACTING INCORPORATED		2 Tunxis Rd., Suite 203 Tariffville, CT 06081

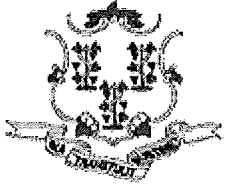
Registration Information

Registration #	Registration Type	First Issuance Date On Record	Effective Date	Expiration Date	Status
HIC.0656173	HOME IMPROVEMENT CONTRACTOR	09/03/2019	12/01/2021	03/31/2023	ACTIVE

Complaints

Notes
No complaints on record

Generated on: 8/25/2022 8:25:23 AM



State of Connecticut

Lookup Detail View

Name and Address

Name	Address
LINK GENERAL CONTRACTING INCORPORATED	2 Tunxis Rd., Suite 203 Tariffville, CT 06081

Credential Information

Credential	Credential Type	First Issuance Date On Record	Effective Date	Expiration Date	Status
MCO.0904102	MAJOR CONTRACTOR "Major Contractor" means (1) any person engaged in the business of construction, structural repair, structural alteration, dismantling or demolition of a structure or addition that exceeds the threshold limits provided in section 29-276b, or (2) any person who, under the direction of a general contractor, performs or offers to perform any work that impacts upon the structural integrity of a structure or addition, including repair, alteration, dismantling or demolition of a structure or addition that exceeds the threshold limits provided in section 29-276b. Such work includes, but is not limited to, roofing, masonry and structural frame work.	01/21/2020	07/01/2022	06/30/2023	ACTIVE

Other Occupational and Home Improvement Licenses Held

Credential	Credential Type	First Issuance Date On Record	Effective Date	Expiration Date	Status	Reason
MCO.0904102	MAJOR CONTRACTOR "Major Contractor" means (1) any person engaged in the business of construction, structural repair, structural alteration, dismantling or demolition of a structure or addition that exceeds the threshold limits provided in section 29-276b, or (2) any person who, under the direction of a general contractor, performs or offers to perform any work that impacts upon the structural integrity of a structure or addition, including repair, alteration, dismantling or demolition of a structure or addition that exceeds the threshold limits provided in section 29-276b. Such work includes, but is not limited to, roofing, masonry and structural frame work.	01/21/2020	07/01/2022	06/30/2023	ACTIVE	NONE

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e.g. 1606N020Q02

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Entity Information



All Entity Information

Entities

Disaster Response Registry

Exclusions

Filter By



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☐ Any Words [i](#)

☐ All Words [i](#)

☐ Exact Phrase [i](#)

e.g. 123456789, Smith Corp

Classification



Excluded Individual



Excluded Entity



Entity Name

link general contracting, inc.



Unique Entity ID

e.g. HTYR9YJHK65L

CAGE / NCAGE

Federal Organizations



Exclusion Type



Exclusion Program



Location



Dates



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Select Domain
Entity Information



All Entity Information

Entities

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☐ Any Words [i](#)

☐ All Words [i](#)

☐ Exact Phrase [i](#)

e.g. 123456789, Smith Corp

Classification



Excluded Individual



First Name

Middle Name

Last Name

SSN / TIN

Add Individual

kelsey emmons



luke tillona



Excluded Entity



Entity Name

link general contracting, inc.



Unique Entity ID

CAGE / NCAGE

Federal Organizations



Exclusion Type



Exclusion Program



Location



Dates





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Español

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Reflects inspection data through 08/23/2022

This page enables the user to search for OSHA enforcement inspections by the name of the establishment. Information may also be obtained for a specified inspection or inspections within a specified SIC.

Note: Please read important information below regarding interpreting search results before using.

Search By:

Your search did not return any results.

Establishment

Link General Contracting, Inc.

(This box can also be used to search for a State Activity Number for the following states: NC, SC, KY, IN, OR and WA)

State

All States ▾

Fed & State ▾

OSHA Office

All Offices ▾

Site Zip Code

Case Status ☒ All ☐ Closed ☐ Open

Violation Status ☒ All ☐ With Violations ☐ Without Violations

Inspection Date

Start Date

August ▾

25 ▾

2017 ▾

End Date

August ▾

25 ▾

2022 ▾

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UNITED STATES DEPARTMENT OF LABOR

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Washington, DC 20210
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TTY
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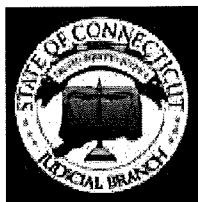
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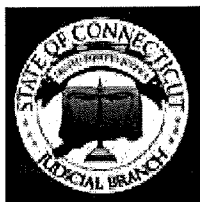
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2022.11.22 759 QUINNIPIAC---REVIEW OF BID AND TDC AND SPENDING LIMITS/UNIT

	ECC/ HANH TDC 2017				
	1	2	3	4	5
Detached/semi detached	\$346,915.00	\$420,699.00	\$514,164.00	\$604,941.00	\$660,932.00
Row House	\$326,544.00	\$397,097.00	\$488,020.00	\$579,524.00	\$638,384.00
Walk Up	\$286,276.00	\$363,110.00	\$474,222.00	\$590,780.00	\$665,145.00
Elevator	\$294,926.29	\$379,191.42	\$505,589.28	\$631,956.64	\$716,250.81

From the MTW Plan 2022 Approved HUD TDC for New Haven:

For 759 Quinnipiac, the rate for the 3 bedroom unit in a Walkup (2 in the building) is \$474,222. The allowable limit is by formula, 90% of the TDC, therefore, \$426,799.80/unit or **\$853,599.60** for the 2 units in the building.

Our recommended contractor, Link, has bid: \$644,061.83. Even with a 10% change order level added, this is = \$708,468.01, still below the 90% allowable limit for the TDC as approved by HUD for New Haven, for the 2 units.

If we use the standard 2022 TDC which is adjusted for New Haven, the numbers are the following:

\$370,185 per 3 bedroom unit, and 90% of the standard TDC for the 2 -3Bdroom units = \$666,333.

The bid for the project is \$644.061.83, still under the 90% of the TDC.

This would however leave very small wiggle room for Change orders in a renovation project.

What would allow the use of a greater amount than the TDC would be a **determination that the expense was an Emergency**, as defined in the CF Guidebook, 2016. Currently, I do not see the project as an emergency, as there is no child under 6 for the lead, no Order to abate from the DPH, and currently the mold is controlled. If the renovations are not performed, however the mold will return, and we will be faced with an emergency, as was identified earlier, causing us to have to re-abate the mold, and potentially replace the furnace, relocate the tenants, etc.

The timing of the project must be driven by both the TDC with the understanding that the historic preservation techniques/ requirements are more costly than a more standard abatement renovation, and the likelihood of new higher abatement costs will be needed, if not addressed in FY2023.

As per yesterday's meeting with the consultants, 75% of the bid will be covered by the Lead and Housing Related Hazards grants. I am reviewing this, and expect the percentage to be higher.

Also, as a result of the recent meeting with the HUD Washington Team, there are related items which could be added to the scope now that it is clear that the grants will pay for them if indicated by the Environmental consultant that the items are contributing to the Mold or Lead issues (tree and shrub removal, for example).

MEMORANDUM

TO: Board of Commissioners

DATE: December 20, 2022

FROM: Karen DuBois-Walton, Ph.D., President

RE: RESOLUTION OF OFFICIAL INTENT TO REIMBURSE EXPENDITURES
WITH THE PROCEEDS OF TAX-EXEMPT BONDS

ACTION Recommend that the Board of Commissioner adopt Resolution #12-75/22-R

TIMING: Immediately

DISCUSSION: The Internal Revenue Service has promulgated regulations (the “Regulations”) under the Internal Revenue Code of 1986, as amended (the “Code”) that govern the allocation of the proceeds of tax-exempt debt issued to reimburse expenditures paid by a borrower of tax-exempt debt, prior to the issuance of such debt. Such Regulations set forth the circumstances under which allocations of proceeds to reimburse such prior expenditures shall be treated as an expenditure of proceeds on the date of such allocations.

The purpose of this official intent requirement is to provide objective evidence that on the date of this declaration, the issuer intended to reimburse the expenditure.

The Authority expects to issue its bonds (the “Bonds”) in the maximum principal amount of \$22,500,000 which proceeds will be loaned to the Owner to finance the Scattered Site East Project which will be in furtherance of the purposes of the Authority in that it will result in the creation and/or preservation of housing to be made available to persons of low or moderate income.

The issuance of the Bonds by the Authority will be in furtherance of the purposes of the Act, will result in an increase in employment in the City and will provide quality affordable housing in the City.

FISCAL IMPACT: \$22,500,000 Bond Revenue

STAFF: Edward Lachance, Vice President

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #12-75/22-R

**RESOLUTION OF OFFICIAL INTENT TO REIMBURSE EXPENDITURES WITH THE PROCEEDS
OF TAX-EXEMPT BONDS**

WHEREAS, the Internal Revenue Service has promulgated regulations (the “Regulations”) under the Internal Revenue Code of 1986, as amended (the “Code”) that govern the allocation of the proceeds of tax-exempt debt issued to reimburse expenditures paid by a borrower of tax-exempt debt, prior to the issuance of such debt; and

WHEREAS, such Regulations set forth the circumstances under which allocations of proceeds to reimburse such prior expenditures shall be treated as an expenditure of proceeds on the date of such allocations; and

WHEREAS, generally, in order to satisfy the Regulations and be able to reimburse expenditures (except for certain de minimis expenditures and preliminary costs as defined in the Regulations) with the proceeds of tax-exempt debt, the issuer of tax-exempt debt must, among other things, declare not later than sixty (60) days after the date of such expenditure, a reasonable official intent to so reimburse; and

WHEREAS, the purpose of this official intent requirement is to provide objective evidence that on the date of this declaration, the issuer intended to reimburse the expenditure; and

WHEREAS, the Housing Authority of the City of New Haven (the “Authority”) intends to finance the renovation, reconstruction and all expenditures and related costs in connection therewith including, but not limited to, demolition and construction, the purchase and installation of appliances and related site work of approximately 128 units of housing located on numerous sites in the City of New Haven, Connecticut, the addresses of which are attached hereto as Exhibit A and the owner of which (the “Owner”) will be an entity formed by the Glendower Group (the “Scattered Site East Project”); and

WHEREAS, the Authority expects to issue its bonds (the “Bonds”) in the maximum principal amount of \$22,500,000 which proceeds will be loaned to the Owner to finance the Scattered Site East Project which will be in furtherance of the purposes of the Authority in that it will result in the creation and/or preservation of housing to be made available to persons of low or moderate income.

NOW THEREFORE, be it resolved that the Authority declares its official intent as follows:

Section 1. The Authority reasonably expects to incur expenditures in connection with the Project of which a functional description is as set forth above.

Section 2. The Authority hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the “Regulations”), to reimburse expenditures paid sixty days prior to and any time after the date of passage of this resolution in connection with the development of the Project with the proceeds of the Bonds the maximum principal amount of which shall be \$22,500,000. The Bonds shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the Project, or such later date the Regulations may authorize. The Authority hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as

of this date. The Executive Director or his/her designee is hereby authorized to pay Scattered Site East Project expenses, if any, in accordance herewith pending the issuance of the Bonds.

Section 3. This resolution shall take effect immediately upon passage.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on December 20, 2022.

Karen DuBois-Walton, Ph. D.
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Exhibit A

The following are the street addresses of the housing intended to be included in the Scattered Site East Project, all in New Haven Connecticut

17 Orchard St
398 Concord St
264 Clifton
16 Eastern
625 Russell
1042 Townsend Avenue
169 Weybosset Street
147 Burwell
351 Concord
44 Glen Haven Road
140 Harrington Avenue
102 Kenny Drive
25 Palmieri Avenue
1332 Quinnipiac Avenue
33 Stuyvesant Avenue
121 Stuyvesant Avenue
6 Townsend Avenue
20 Westminster Street
280 Weybosset Street
21 Fiore Street
174 Farren Avenue
1767 Quinnipiac Avenue
20 Skyview Lane
546 Woodward Avenue
8 Terrace Street
90 Terrace Street
1091 Townsend Avenue
859 Woodward Avenue
23 Chamberlain Street, Apartments A-J (David Echols Court)
1378 Quinnipiac Avenue (Kingswood I)
54 Kingswood (Kingswood II)
1361 Quinnipiac Ave, Apartments A-L (St. Anthony I / Building)
1363 Quinnipiac Ave, Apartments A-P (St. Anthony II / Building)
425 Eastern Street, Apartments A-P (Cornell Scott Ridge)
63-73 Fulton Street (63-73 Fulton Street)

MEMORANDUM

To: Board of Commissioners

Date: December 20, 2022

From: Karen DuBois-Walton Ph.D., President

RE: Resolution Ratifying Change Order Number Two (2) to the Contract with Gengras Ford Auto Group for the purchase of vehicles, trade-ins and aftermarket options agency wide for an additional amount of \$46,920.00 bringing the total contract amount from \$518,942.75 to 565,863.65

ACTION: Recommend that the Board of Commissioners adopt Resolution #12-76/22-R

TIMING: Immediately

DISCUSSION: HANH has implemented a vehicle replacement program that requires disposal of older model vehicles and regular fleet replacement and upgrade. HANH has determined a need to dispose of vehicles. The Gengras Ford Auto Group administers statewide Commodity Contracts for use by State Department and Local Governments. Statewide Commodity Contracts are a type of Leverage Procurement Agreements (LPA) used as one of the State's, main procurement vehicles for leveraging its buying power. This objective is accomplished by competitively soliciting quality products by a single lead public agency and making the resulting Contract available to other public agencies.

The State of Connecticut, through the Department of Administrative Services, has a contract with Gengras Ford Auto Group (19PSX0161) to purchase vehicles and aftermarket options set to expire on September 30, 2023.

On December 15, 2020, the board approved Resolution # 12-111/20-R for a contract with Gengras Ford Auto Group to purchase vehicles and aftermarket options. The cost breakdowns for the various needs are: Four (4) Ford 350 pick-up trucks \$186,147.75, One (1) Ford SUV 45,188.00, Six (6) Ford Transit Cargo Vans \$238,386.00, for a total not to exceed amount \$469,721.75.

Resolution #09-50/22-R approved change order number one (1) to the Contract with Gengras Ford Auto Group for the purchase of a replacement truck in an amount not to exceed of \$49,221.00 bringing the contract value from \$469,721.75 to \$518,942.75. ECC/HANH is seeking ratification of change order number two for trade-ins and aftermarket options agency wide for an additional amount of \$46,920.90 bringing the total contract amount from \$518,942.75 to 565,863.65.

In accordance with resolution 10-129/18-R for the Revised Procurement Policy, approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which results in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution.

FISCAL IMPACT: \$46,920.90 Operating Fund Budgeted FY 2023

STAFF: Lee Purvis, Central Operations Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #12-76/22-R

Resolution Ratifying Change Order Number Two (2) to the Contract with Gengras Ford Auto Group for the purchase of vehicles, trade-ins and aftermarket options agency wide for an additional amount of \$46,920.90 bringing the total contract amount from \$518,942.75 to 565,863.65

WHEREAS, HANH has a need to replace older vehicles with newer models to keep the fleet operational; and

WHEREAS, the State of Connecticut, through the Department of Administrative Services, has a contract with Crowley Ford Auto Group (19PSX0161) to purchase vehicles and aftermarket options set to expire on September 30, 2023; and

WHEREAS, HANH has determined that this procurement qualifies as a state and local intergovernmental agreement to purchase or use common goods and services as outlined in HANH'S Procurement Policy (Page 14); and

WHEREAS, on December 15, 2020, the board approved Resolution # 12-111/20-R for a contract with Gengras Ford Auto Group to purchase vehicles and aftermarket options. The cost breakdowns for the various needs are: Four (4) Ford 350 pick- up trucks \$186,147.75, One (1) Ford SUV 45,188.00, Six (6) Ford Transit Cargo Vans \$238,386.00, for a total not to exceed amount \$469,721.75; and

WHEREAS, Resolution #09-50/22-R approved change order number one (1) to the Contract with Gengras Ford Auto Group for the purchase of a replacement truck in an amount not to exceed of \$49,221.00 bringing the total contract amount from \$469,721.75 to 518,942.75; and

WHEREAS, ECC/HANH is seeking ratification of change order number two for trade-ins and aftermarket options agency wide for an additional amount of \$46,920.90 bringing the total contract amount from \$518,942.75 to 565,863.65; and

WHEREAS, in accordance with resolution 10-129/18-R for the Revised Procurement Policy, approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which results in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution.

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

1. Ratifying Change Order Number Two (2) to the Contract with Gengras Ford Auto Group for the purchase of vehicles, trade-ins and aftermarket options agency wide for an additional amount of \$46,920.90 bringing the total contract amount from \$518,942.75 to 565,863.65.
2. The President be and hereby is authorized, empowered and directed to take any and all such action ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this resolution.
3. The resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on December 20, 2022.

Karen DuBois-Walton, Ph. D.
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Grengras Ford Change Order Log

Date: 12-2022

Vendor: Grengras Ford State Contract # 19PSX0161

Intital Contract Term: 12/20/2022 - 09-20-2023

Original Contract amount:	\$	469,721.75

Change Order #1	Payout from our insurance carrier to replace a vehicle that was totaled out in an accident.	\$	49,221.00

Change Order #2	Replacement of Executive vehicle	\$	46,920.90

Total Contract Value:		\$	565,863.65

PH (203) 498-8600

YEAR	MAKE	MODEL	NEW USED DEMO	VEHICLE IDENT. OR SERIAL NO.
2022	FORD	EXPLORER	NEW	1FMSK8FHXMGC6255
SALESMAN			DEALER LICENSE #	ODOMETER READING
GABP, GORDON				5

NO INSURANCE IS INCLUDED IN THE SALE OF THIS VEHICLE

GROUP	DESCRIPTION	PRICE

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Dealer Conveyance Fee is not payable to the State of CT. This Fee is Negotiable.

Lee Davis
Lee Davis
TRD2
11/30/22

TERMS OF GUARANTEE:

☐ THIS MOTOR VEHICLE NOT WARRANTED BY

THIS VEHICLE IS SUBJECT TO A

LIMITED WARRANTY OF FOR

FOR

MILES OR 36 MONTHS, WHICHEVER OCCURS FIRST. COPY GIVEN TO CUSTOMER.

☐ THIS MOTOR VEHICLE IS GUARANTEED BY A LIMITED WARRANTY FOR

DAYS OR _____ MILES WHICHEVER OCCURS FIRST ON A 100% BASIS. THIS
GUARANTEE COVERS THE FULL COST OF BOTH PARTS AND LABOR OF THOSE
SYSTEMS WHICH RENDER THE VEHICLE MECHANICALLY OPERATIONAL. ALL WORKMAN-
DONE IN OUR SHOP ONLY.

USED VEHICLE TRADED			ODOMETER READING
YEAR	MAKE	MODEL	VEHICLE IDENT. OR SERIAL NO.
BODY COLOR		FINANCE COMPANY	

[illegible]

MEMORANDUM

TO: Board of Commissioners

DATE: December 20, 2022

FROM: Karen DuBois-Walton, Ph.D., President

RE: Resolution Authorizing Approval of Change Order Number Four (4) to the Contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor for an additional amount of \$40,000.00 bringing the total contract amount from \$337,000.00 to \$377,000.00 and extending the contract from January 6, 2023, to February 28, 2023.

ACTION: Recommend that the Board of Commissioners adopt Resolution #12-77/22-R

TIMING: Immediately

DISCUSSION: The Housing Authority of the City of New Haven (HANH) has identified a need for a Plumbing Contract for plumbing services, repair, and or replacement, preventive maintenance and or emergency service at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor.

On October 26, 2020, HANH issued a publicly advertised Invitation for Bid (IFB) for plumbing services. HANH received One (1) bid: Home Services & More, LLC. A determination was made that Home Services & More, LLC was the lowest responsible bidder. A recommendation was made to award a Contract to Home Services & More, LLC in an amount not to exceed \$118,500.00 for the period January 6, 2021, to January 7, 2022, with the option to renew for an additional One (1) year period.

On January 7, 2021, HANH approved PO # 21838-13480 with Home Services & More, LLC. for plumbing services, repair, and or replacement, preventive maintenance and or emergency service at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor in the amount of \$118,500.00

On September 29, 2021, HANH approved Change Order Number One (1) in the amount of \$30,000.00 with Home Services & More, LLC, to increase plumbing services due to a reduction in work hours for HANH BMW (Building Maintenance Worker) during COVID-19 pandemic bringing the total not to exceed amount from \$118,500.00 to 148,500.00.

On January 22, 2022, HANH approved ratification of an extension of time and authorized the second and final year option to renew the contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor beginning January 7, 2022, and ending January 6, 2023, in the amount of \$118,500.00 bringing the total contract not to exceed amount from \$148,500.00 to \$267,000.00.

On July 19, 2022, HANH approved Change Order Number Four (4) to the Contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor set to expire on January 6, 2023, for an additional amount of \$70,000.00 bringing the total contract amount from \$267,000.00 to \$337,000.00.

HANH is now seeking approval of Change Order Number Four (4) to the Contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor for an additional amount of \$40,000.00 bringing the total contract amount from \$337,000.00 to \$377,000.00 and extending the contract from January 6, 2023 to February 28, 2023.

In accordance with resolution 10-129/18-R for the Revised Procurement Policy, approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which results in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution. HANH is now seeking approval of Change Order Number Four (4) to the Contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor for an additional amount of \$40,000.00 bringing the total contract amount from \$337,000.00 to \$377,000.00 and extending the contract from January 6, 2023, to February 28, 2023.

FISCAL IMPACT: \$40,000.00 Operating Fund Budgeted FY 2023

STAFF: Lee Purvis, Central Operations Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #12-77/22-R

Resolution Authorizing Approval of Change Order Number Four (4) to the Contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor for an additional amount of \$40,000.00 bringing the total contract amount from \$337,000.00 to \$377,000.00 and extending the contract from January 6, 2023, to February 28, 2023.

WHEREAS, the Housing Authority of the City of New Haven (HANH) has identified a need for a Plumbing Contract for plumbing services, repair, and or replacement, preventive maintenance Plumbing Contract for plumbing services, repair, and or replacement, preventive maintenance and or emergency service at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor; and

WHEREAS, on October 26, 2020, HANH issued a publicly advertised Invitation for Bid (IFB) for plumbing services. HANH received One (1) bid; and

WHEREAS, A determination was made that Home Services & More, LLC was the most responsible bidder. A recommendation was made to award a Contract to Home Services & More, LLC in an amount not to exceed \$118,500.00 for the period January 6, 2021, to January 7, 2022, with the option to renew for an additional One (1) year period; and

WHEREAS, on January 7, 2021, HANH approved PO # 21838-13480 with Home Services & More, LLC. for plumbing services, repair, and or replacement, preventive maintenance and or emergency service at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor in the amount of \$118,500.00; and

WHEREAS, on September 29, 2021, HANH approved Change Order Number One (1) in the amount of \$30,000.00 with Home Services & More, LLC, to increase plumbing services due to a reduction in work hours for HANH BMW (Building Maintenance Worker) during COVID-19 pandemic bringing the total not to exceed amount from \$118,500.00 to 148,500.00; and

WHEREAS, on January 22, 2022, HANH approved ratification of an extension of time and authorized the second and final year option to renew the contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor beginning January 7, 2022, and ending January 6, 2023, in the amount of \$118,500.00 bringing the total contract not to exceed amount from \$148,500.00 to \$267,000.00; and

WHEREAS, on July 19, 2022, HANH approved Change Order Number Three (3) to the Contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor set to expire on January 6, 2023, for an additional amount of \$70,000.00 bringing the total contract amount from \$267,000.00 to \$337,000.00; and

WHEREAS, HANH is now seeking approval of Change Order Number Four (4) to the Contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor for an additional amount of \$40,000.00 bringing the total contract amount from \$337,000.00 to \$377,000.00 and extending the contract from January 6, 2023 to February 28, 2023;and

WHEREAS, in accordance with resolution 10-129/18-R for the Revised Procurement Policy, approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which results in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution; and

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

1. Resolution Authorizing Approval of Change Order Number Four (4) to the Contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor for an additional amount of \$40,000.00 bringing the total contract amount from \$337,000.00 to \$377,000.00 and extending the contract from January 6, 2023, to February 28, 2023, is approved.
2. The President be and hereby is authorized, empowered and directed to take any and all such action ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this resolution.
3. The resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, December 20, 2022.

Karen DuBois-Walton, Ph. D.
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

	A	B	C	D	F
1	Home Services & More, LLC				
2		Contract Number	OP-20-C-409		
3					
4		CHANGE ORDER LOG			
5					
6	Date	Resolution Number	Reason	Amount	Running Total
7					
8	January 7, 2021		PO 21838-13480	\$ 118,500.00	
9					
10	September 29, 2021		Change Order #1	\$ 30,000.00	\$ 148,500.00
11					
12	January 18, 2022		Change Order # 2	\$ 118,500.00	\$ 267,000.00
13					
14	July 19, 2022		Change Order # 3	\$ 70,000.00	\$ 337,000.00
15					
16	December 20, 2022		Change Order #4	\$ 40,000.00	\$ 377,000.00
17					
18					
19					
20					

MEMORANDUM

TO: Board of Commissioners

DATE: December 20, 2022

FROM: Karen DuBois-Walton, Ph.D., President

RE: Resolution Authorizing Approval Of Moving To Work (MTW) Annual Report For FY 2022

ACTION: Recommend that the Board of Commissioners adopt Resolution #12-78/22-R

TIMING: Immediately

DISCUSSION: ECC/HANH is requesting authorization to submit the FY2022 Moving to Work Report to the U.S Department of Housing and Urban Development (HUD).

The Report was made available for Public Review and Comment for a period of 30 days, starting on November 1, 2022, to November 30, 2022, and a public hearing was held on November 29, 2022, at ECC/HANH. No public comments were received. Attached is a copy of ECC/HANH's MTW FY2022 annual report.

This resolution requests the Board's authorization to submit to the U.S. Department of Housing and Urban Development (HUD) the MTW Annual Report for FY2022 with all required and related certifications and documents.

STAFF: Evelise Ribeiro, Director of Compliance and Moving to Work Initiatives

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #12-78/22-R

Resolution Authorizing Approval Of Moving To Work (MTW) Annual Report For
FY 2022

WHEREAS, ECC/HANH is requesting authorization to submit the FY2022 Moving to Work Report to the U.S Department of Housing and Urban Development (HUD); and

WHEREAS, The MTW report lists progress and challenges in achieving the objectives established in the FY2022 Annual Moving to Work Plan and is a combination of metrics, stories, hard work and commitment of the services provided by staff throughout the agency and the many successes of the residents and families who have participated in these programs; and

WHEREAS, The Report was made available for Public Review and Comment for a period of 30 days, starting on November 1, 2022, to November 30, 2022, and a public hearing was held on November 29, 2022, at ECC/HANH. no public comments were received. Attached is a copy of ECC/HANH's MTW FY22 annual report; and

WHEREAS, this resolution requests the Board's approval to submit to the U.S. Department of Housing and Urban Development (HUD) the MTW Annual Report for FY2022, and all required and related certifications, documents and HUD forms.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN that the Board authorizes the President to take such actions and execute such documents as necessary to finalize and submit to the U.S. Department of Housing and Urban Development ECC/HANH's MTW Annual Report for Fiscal Year 2022, including all required certifications, documentation, and HUD forms, of which this Board Resolution is a part.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on December 20, 2022.

Karen DuBois-Walton, Ph. D.
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner



MOVING TO WORK ANNUAL REPORT

Submitted: XXXXX



Housing Authority of New Haven

PO Box 1912
New Haven, CT 06519
360 Orange St
New Haven, CT 06510

203.498.8800
TDD 203.497.8434
www.elmcitycommunities.org



Mayor
Justin Elicker

Board of Commissioners
William Kilpatrick, Chairman
Erik Clemons, Commissioner
Elmer Rivera-Bello, Commissioner
Alberta Witherspoon, Commissioner
Danya Keene, Commissioner

President
Karen DuBois-Walton, Ph.D.

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I. INTRODUCTION

In 2001, the Elm City Communities/The Housing Authority of the City of New Haven (ECC/HANH) was awarded Moving to Work (MTW) status as part of the federal MTW Demonstration Program. ECC/HANH is one of thirty-nine housing authorities nationwide selected for participation in the MTW Demonstration Program. During ECC/HANH's MTW term, in lieu of the standard PHA Annual Plan and Five-Year Plan documents, ECC/HANH is required to develop and submit to HUD MTW annual plans and reports that articulate ECC/HANH's key policies, objectives, strategies, impact and outcomes for administration of its federal housing programs to most effectively address local needs, in accordance with the terms of ECC/HANH's MTW Agreement.

This FY 2022 MTW Annual Report (October 1, 2021 to September 30, 2022) states ECC/HANH's MTW progress toward achieving goals and objectives outlined in the FY2022 MTW Annual Plan.

What Is Moving to Work?

Congress established the MTW Demonstration Program in 1996. The MTW Demonstration Program is a pilot project that provides greater flexibility to HUD and to MTW PHAs to design and test innovative local approaches for housing assistance programs that more effectively address the housing needs of low-income families. The purpose of the MTW program, as established by Congress, is to identify innovative local approaches for providing and administering housing assistance that accomplish three primary goals:

- To reduce costs and achieve greater cost effectiveness in federal expenditures.
- To give incentives to families with children where the head of household is: working, seeking work, or preparing to work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
- To increase housing choice for low-income families.

Through the MTW program, MTW agencies may request exemptions or waivers from existing regulations to pursue strategies that may result in more effective operations and services for low-income families, according to local needs and conditions. The MTW program also provides greater budget flexibility, as MTW agencies may pool funding from several HUD programs to allocate resources according to local determinations of the most effective use of funds to address local needs.

Additionally, the MTW program provides greater flexibility in planning and reporting. MTW agencies may be exempted from routine program measures, such as HUD's Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) if these measures do not accurately reflect the agency's performance. ECC/HANH has elected exemption from PHAS and SEMAP reporting.

ECC/HANH Participation in MTW

ECC/HANH's MTW program and flexibility is limited to the following HUD programs:

- Public Housing Operating Fund
- Public Housing Capital Fund
- Section 8 (HCV) Program

According to the MTW Agreement, ECC/HANH's MTW program does not include HUD grant funds committed to specific grant purposes, namely:

- ECC/HANH's HOPE VI grants for Monterey Place

- ECC/HANH's HOPE VI grants for Quinnipiac Terrace/Riverview
- Rental Assistance Demonstration (RAD) Grants
- Any future HOPE VI Revitalization grants
- Other competitive grant funds awarded for specific purposes

These grant funded programs committed to specific purposes require ECC/HANH to provide periodic reports to HUD. Although these grant funded programs are not included in ECC/HANH's MTW program, ECC/HANH has included information, where relevant, regarding these grant funded programs in this MTW Annual Report for FY2022.

ECC/HANH's original MTW Agreement with HUD became effective retroactively on October 1, 2000. The initial seven-year term of ECC/HANH's MTW status expired on September 30, 2008. HUD proposed a new, revised MTW Agreement that would provide MTW status for 10 years. ECC/HANH executed the Amended and Restated Moving to Work Agreement on May 2, 2008. The Amended and Restated MTW Agreement governs ECC/HANH's MTW status through 2018. ECC/HANH made the agreement available for public review and comment for a 30-day period and conducted a public hearing at the end of the review period. The public hearing was conducted on February 25, 2008. The ECC/HANH Board of Commissioners approved the Amended and Restated MTW Agreement through Resolution No. 02-22/08-R on February 26, 2008.

ECC/HANH's redevelopment plans require flexible use of Section 8 and 9 funds to develop affordable housing for families at or below 80% of area median income (AMI); therefore, ECC/HANH has executed the Second Amendment to its Restated and Amended Moving to Work Agreement with HUD that clarifies such authority. On April 15, 2016, HUD communicated its intention to extend MTW agreements for an additional 10 years beyond the current extension date or until 2028.

ECC/HANH's MTW program is the product of an extensive planning process, conducted initially from 1998-2000, to establish long-term plans for improving our agency's operations and for transforming our public housing stock. During 2006-2007, ECC/HANH engaged in a planning process to update and reinvigorate our agency's plans. ECC/HANH developed a Three-Year Strategic Plan from FY07 to FY09. During 2009-2010, ECC/HANH again engaged in a planning process to re-evaluate and provide continuity to the original Three-Year Strategic plan. In 2015 ECC/HANH updated its strategic plan and issued the Strategic Plan for 2015-2018. Since FY2018, ECC/HANH has introduced the strategic planning process of developing agency playbooks and has continued to update its playbook regularly.

The ECC/HANH Moving to Work Annual Report follows, emphasizing our focus on the following short- and long-term goals. The Agency, in all its departments functions as One Team Meeting Expectations.

DELIVER COST EFFECTIVE SOLUTIONS

1. Continue to expand streamlined process such as self-certification for HQS inspections and rent simplification models
2. Invest in technology to add additional functionality – e.g., online housing applications; self-service access for applicants, residents and landlords; web-based payments to vendors and landlords
3. Provide services to local public housing agencies
4. Invest in energy efficiency
5. Complete RAD conversion opportunities within housing portfolio

EXPAND HOUSING CHOICE

1. Complete revitalization of West Rock community through McConaughy Terrace, Valley Townhouses and Westville Manor and 34 Level St. redevelopments
2. Increase market-rate homeownership opportunities
3. Partner with local government and non-profit entities to increase the supply of affordable housing
4. Complete redevelopment of Farnam Court/Mill River
5. Continue modernization and capital investment in current housing portfolio
6. Continue progress toward meeting goal of 10% Uniform Federal Accessibility Standards (UFAS) compliant units agency-wide

HELP FAMILIES REACH SELF-SUFFICIENCY

1. Fully implement MTW CARES initiative to move families toward self-sufficiency with program evaluation and documentation of impact findings
2. Support residents' entrepreneurial endeavors
3. Offer cost-effective training programs with increasing resident participation
4. Partner with local school system to support student academic progress and attainment
5. Support families' transition to self-sufficiency.

DELIVER COST EFFECTIVE SOLUTIONS

1. Explore regional provision of housing authority services on a fee-for-service basis
2. Complete disposition and/or conversion of remaining non-performing assets
3. Continue investment in technology to reduce administrative burden and create model wired and wireless communities
4. Continue investment in energy efficiency initiatives

EXPAND HOUSING CHOICE

1. Complete final revitalization effort of ECC/HANH's public housing stock through revitalization/redevelopment or disposition of remaining poor-performing assets
2. Address housing crisis experienced by marginalized populations.
3. Promote housing opportunities in the public housing and HCV program for income-eligible work-able families
4. Use housing choice vouchers to promote development of mixed-income, mixed-finance housing opportunities in non-ECC/HANH developments

HELP FAMILIES REACH SELF-SUFFICIENCY

1. Develop transitional models of assistance that move families toward self-sufficiency and away from subsidized housing in progressive steps
2. Expand resident-owned business initiative to increase the number of ECC/HANH contracts executed with business enterprises and support these businesses to successfully compete for other external contracts
4. Expand supportive services program – especially critical for effective management of Elderly/Disabled developments – to support families as they move toward self-sufficiency
5. Expand partnerships with local school system to support student academic progress and educational attainment

LONG TERM GOALS

OVERVIEW OF MTW INITIATIVES

Label	Description	Cost Effective	Expand Housing Choice	Increase Self-Sufficiency	FY Approved	Status
1.1	Development of Mixed-Use Development of 122 Wilmot Road		✓		2009	Closed ¹
1.2	Local Total Development Cost (TDC) Limits	✓	✓		2009	Ongoing
1.3	Fungibility of MTW Funds	✓			2012	Ongoing
1.4 & 1.10	Defining Income Eligibility for the Project-Based Voucher Programs	✓	✓		2012	Ongoing
1.5	HCV Preference and Set-Aside for Victims of Foreclosures		✓		2009	Ongoing
1.6	Deconcentration of Poverty (Promote Expanded Housing Opportunities for HCV and PBV Programs)		✓		2008	Ongoing
1.7	Tenant-Based Vouchers for Supportive Housing for the Homeless		✓	✓	2010	Ongoing
1.8	Farnam Court Transformation Plan		✓		2011	Ongoing
1.9	Increase the Allowed Percentage of Project Based Voucher (PBV) Units from 75 Percent to 100 Percent in a Mixed-Finance Development	✓	✓		2012	Moved ²
1.11	Increase the Percentage of Housing Choice Voucher Budget Authority for the Agency that is Permitted to Project-Base from 20 Percent up to 25 Percent		✓		2013	Ongoing
1.12	Development of Replacement Public Housing Units with MTW Block Grant Funds		✓		2013	Ongoing
1.13	Creation of a Commercial Business Venture at 122 Wilmot Road	✓			2013	Closed ³
1.14	Redevelopment of 99 Edgewood Avenue (Dwight Gardens)		✓		2013	Closed ⁴
Label	Description	Cost Effective	Expand Housing Choice	Increase Self-Sufficiency	FY Approved	Status

¹ Project completed

² Moved to "MTW Initiatives Requiring Funding Flexibility Only"

³ Project completed

⁴ Project not being pursued

OVERVIEW OF MTW INITIATIVES

1.15-1.17	RAD Finance Development for Rockview Phase II Rental & Westville Manor Transformation Plan		✓		2014 Revised in 2021	Ongoing
1.16	Crawford Manor Transformation Plan		✓		2014	On Hold
1.21	Expanded Jurisdiction		✓		2019	Ongoing
1.22	Non-traditional Supportive Housing Program		✓		2019	Ongoing
1.23.	St. Luke's Redevelopment	✓	✓		2022	Approved
1.27	Cap on Project Based Units in a Project	✓	✓		2010	Closed
2.1	Family Self-Sufficiency Program			✓	2007	Ongoing
2.2	Incremental Earned Income Exclusion			✓	2008	Ongoing
2.3	CARES (Caring About Resident Economic Self-Sufficiency)			✓	2012	Ongoing
2.4	Teacher in Residence			✓	2015	Ongoing
2.5	REACH			✓	2019	Ongoing ⁵
2.11	Community Health Network of CT (CHNCT)	✓			2022	Approved 2022/ Closed 2022
3.1	Rent Simplification	✓			2007	Ongoing
3.2	UPCS Inspections	✓			2008	Closed ⁶
3.3	Revised HQS Inspection Protocol	✓			2011	Closed ⁷

⁵ During FY2021 this initiative was implemented as a soft launch. Full implementation during FY2022 is planned.

⁶ Initiative no longer requires MTW flexibility

⁷ Initiative was revised and relaunched as item 3.5

OVERVIEW OF MTW INITIATIVES

3.4	Mandatory Direct Deposit for Housing Choice Voucher Landlords	✓			FY10	Closed ⁸
3.5	HCV Rent Simplification/Cost Stabilization Measures	✓			FY14	Ongoing
3.9	LIPH Income Targeting: Marketing Initiatives for Higher Income Eligible Families	✓			FY08	Closed

OVERVIEW OF MTW INITIATIVES REQUIRING FUNDING FLEXIBILITY ONLY⁹

Label	Description	Cost Effective	Expand Housing Choice	Increase Self-Sufficiency	FY Approved	Status
1.8F	Farnam Court Transformation		✓		2011	Ongoing
1.24F	Fulton Park Modernization		✓		2011	Closed
1.20F	Fulton Park Modernization		✓		2011	Ongoing
1.25F	Vacancy Reduction – Various Projects		✓		2008	Ongoing
1.28F	Project Modernization -Various Projects		✓			Ongoing
2.6F	Resident Owned Business Development			✓	2009	Ongoing
2.7F	SEHOP Capital Improvement Fund			✓	2010	Ongoing
2.8F	Prison/Community Re-entry	✓		✓	2009	Ongoing

⁸ Initiative does not require MTW flexibility

⁹ Per HUD request in the FY20 MTW Plan, the MTW Initiatives Requiring MTW Flexibility Only have been numbered and labeled in accordance with the categorizations of the ongoing initiatives (Cost Effective, Expand Housing Choice, Increase Self-Sufficiency). These initiatives are also labeled with the letter “F” to indicate that they require MTW Flexibility Only.

II. General Operating Information

• GENERAL OPERATING INFORMATION

ANNUAL MTW REPORT

A. HOUSING STOCK INFORMATION

i. Actual New Project Based

Vouchers

Tenant-based vouchers that the MTW PHA project-based for the first time during the Plan Year. These include only those in which at least an Agreement to enter a Housing Assistance Payment (AHAP) was in place by the end of the Plan Year. Indicate whether the unit is included in the Rental Assistance Demonstration (RAD).

PROPERTY NAME	NUMBER OF VOUCHERS NEWLY PROJECT-BASED		STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
	Planned	Actual			
McConaughy Terrace	201	0	Committed	Yes	RAD conversion of ACC units
Farnam Court Phase 2	88	88	Leased/ Issued	Yes	RAD conversion of ACC units
Christian Community Action	18	18	Leased/ Issued	No	PBV award for non-traditional supportive housing initiative
NHP Foundation (MLK)	8	0	Committed	No	9% LIHTC award
Hill Central Phase 1	32	0	Committed	No	9% LIHTC award
Dixwell Housing	20	0	Committed	No	9% LIHTC award
Beacon Communities - Branford	40	0	Committed	No	9% LIHTC award for expanded jurisdiction initiative
Valley Townhouses	40	0	Committed	No	RAD Conversion
2022 RFP for PBV	100	0	Committed	No	Competitive proposals for PBV developers/units
TOTAL: Planned new Project Based Units in Plan Year	547	106			

Please describe differences between the Planned and Actual Number of Vouchers Newly Project-Based:

Due to rising costs related to COVID, ECC/HANH had to re-bid for Valley Townhouses. Also, the rising interest rates and the rising costs of materials, caused the closing to be delayed. The closing is anticipated in FY2023.

McConaughy Terrace - the construction and permanent interest rate increased which caused a funding shortfall in excess of \$1.2MM dollars allocated. ECC and Glendower is now in the process of modeling methods to fill that shortfall and the closing of Phase 1 is anticipated for the 3rd quarter of FY 2023.

An RFP was advertised for the PBVs. Responses were received, however the PBVs were not awarded due the respondents being unable to secure tax credits to finance their deals.

Beacon Communities - 20 vouchers are allocated for existing residents and 20 vouchers for new applicants on a redeveloped site. Groundbreaking for that site occurred in FY2022

ii. Actual Existing Project Based Vouchers

Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year. These include only those in which at least an AHAP was in place by the beginning of the Plan Year. Indicate whether the unit is included in RAD.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Name	#	Status (below)	Yes/No	Description
PBV Fellowship I	18	Leased	No	New PBV units
PBV Fellowship II	5	Leased	No	100% Supportive Housing
PBV Also Cornerstone (Continuum of Care)	4	Leased	No	100% Supportive Housing units
PBV Norton Court (Continuum of Care)	12	Leased	No	100% Supportive Housing
PBV Cedar Hill	4	Leased	No	100% Supportive Housing
PBV West Village	15	Leased	No	100% Supportive Housing
PBV QT Phase 1	23	Leased	No	LIHTC PBV units
PBV QT Phase 2	23	Leased	No	LIHTC PBV units
PBV QT Phase 3	16	Leased	No	LIHTC PBV units
PBV Eastview Phase I	49	Leased	No	LIHTC PBV units
PBV Brookside Phase I Rental	51	Leased	No	RAD/PBV units
PBV Brookside Phase 2 Rental	51	Leased	No	LIHTC PBV units
PBV Rockview Phase I Rental	47	Leased	No	LIHTC PBV units
PBV New Rowe Building	32	Leased	No	LIHTC PBV units

PBV 122 Wilmot Road	13	Leased	No	LIHTC PBV units
PBV Park Ridge	60	Leased	No	LIHTC PBV units
PBV Frank Nasti Existing	11	Leased	No	PBV units
PBV CUHO Existing	24	Leased	No	Scattered Site PBV families
PBV CUHO New Construction	5	Leased	No	Scattered Sites PBV families
PBV Shartenburg	20	Leased	No	Scattered Sites PBV units Families
Mutual Housing Association New Construction	20	Leased	No	PBV units
PBV Mutual Housing Assoc. (Neighborhood Works/New Horizon)	9	Leased	No	PBV Units
PBV Mutual Housing Existing	15	Leased	No	PBV units
PBV Casa Otonal	12	Leased	No	PBV units
New Haven Coliseum (previously Live Learn Play)	19	Committed	No	PBV units
RAD 122 Wilmot Road	34	Leased	Yes	RAD/PBV
RAD Eastview Phase I	53	Leased	Yes	RAD/PBV
RAD Ribicoff (Twin Brook)- 9%	44	Leased	Yes	RAD/PBV
Charles T. McQueeney	149	Leased	Yes	RAD/PBV
Winslow Celentano	64	Leased	Yes	RAD/PBV
Howe Street Single Room Occupancy	80	Leased	Yes	RAD/PBV
RAD Ribicoff (Twin Brook) -4%	51	Leased	Yes	RAD/PBV
RAD Fair Haven/ Farnam	55	Leased	Yes	PBV Units and 1 ACC unit
RAD Monterey Place- Edith B Johnson	95	Leased	Yes	RAD converted ACC units
RAD Monterey Place- William Griffin	4	Leased	Yes	RAD converted ACC units
RAD Monterey Place 1	42	Leased	Yes	RAD converted ACC units
RAD Monterey Place 2	7	Leased	Yes	RAD converted ACC units
RAD Monterey Place 3	45	Leased	Yes	RAD converted ACC units

RAD Monterey Place 4	42	Leased	Yes	RAD converted ACC units
RAD Monterey Place 5	17	Leased	Yes	RAD converted ACC units
RAD Monterey Place 2R	28	Leased	Yes	RAD converted ACC units
RAD Prescott Bush	56	Leased	Yes	RAD Converted ACC units
RAD Waverly Townhouses	51	Leased	Yes	RAD converted ACC units
RAD CB Motley	45	Leased	Yes	RAD converted ACC units
RAD Newhall Gardens	26	Leased	Yes	RAD converted ACC units
RAD Katherine Harvey Terrace	17	Leased	Yes	RAD converted ACC units
RAD Fulton Park	12	Leased	Yes	RAD converted ACC units
RAD Chamberlain Court (Justice Landing)	7	Leased	Yes	RAD converted ACC units
RAD Farnam Onsite I	86	Leased	Yes	RAD converted ACC units
RAD 4 (Ruoppolo/Fairmont)	201	Partial Occupancy/Under Construction	Yes	RAD converted ACC units
Rockview Phase 2	62	Leased	Yes	RAD converted ACC units
Portsea Place	8	Leased	No	Supportive Housing for homeless young adults
Total: Planned Existing Project-Based Vouchers	1,939			

Please describe differences between the planned and Actual Existing Number of Vouchers Project-Based:

There were no changes in FY2022

iii. Actual Other Changes to MTW Housing Stock in the Plan Year

Examples of the types of other changes can include (but are not limited to): units held offline due to relocation or substantial rehabilitation, local, non-traditional units to be acquired/developed, etc.

ACTUAL OTHER CHANGES TO MTW HOUSING STOCK IN THE PLAN YEAR

In preparation for the RAD conversion of an LIPH development, LIPH dwelling units were not re-occupied within 90 days of the RAD closing date. Those vacant units were used for swing units for relocation purposes during the construction phase of the RAD.

33 LIPH vacant units in non-RAD Project sites were used as swing units and/or master lease for RAD relocation purposes.

62 units were removed from the LIPH portfolio in FY2022.

iv. MTW Plan Year 2022: General Description of All Actual Capital Expenditures

MTW FY22 plan included receipt of CFP 2021 funds. CFP 2022 funds were awarded in the 3rd quarter (5/12/22), \$2,718,137.00. \$362,737.50 of CFP 2022 is obligated for a development project bond debt, leaving \$2,355,399.50 for planned projects for the remaining portfolio.

ECC/HANH's goal through its MTW status was to provide Housing of Choice in the most cost-effective method possible. Given the funding limitations, our plan was to address the most urgent operational needs within the LIPH portfolio remaining post-RAD conversion. Our ongoing objectives remain:

- Remediate Life-Health, Safety, Security and Code non-compliance property conditions
- Provide Project results which will save on Operational support or provide energy savings
- Improve Accessibility
- Reduce vacancies
- Provide best use of CFP funds in coordination with ECC/HANH Operations and The Glendower Group, ECC/HANH's development entity.

During FY22, ECC/HANH continued to execute projects that support these goals and improve the remaining portfolio. Properties planned for future redevelopment efforts were not prioritized for CFP projects; however, if there was a Life, Health and Safety challenge, we considered the needs across the entire portfolio. Several work items in the FY22 MTW Plan were continuations and implementations of MTW FY21 Plan projects that were not fully completed by the end of FY21. In FY22, work took place at Crawford Manor, Essex Townhouses, Wolfe, and Scattered Sites East and Scattered Sites West properties. Funds were also earmarked for Agency wide services and obligations including our Agencywide Physical Needs Assessments, critical for planning and redevelopment efforts.

1. Crawford Manor Upgrades-Fire Alarm System, Health-Safety, Interiors

- Continuation of projects initiated in prior MTW years to further ADA access by upgrading vestibule and common areas and provide COVID security. The entry did not provide adequate turnaround area or pull-side clearance. The challenge was to improve the accessibility of the entrance and conform to the requirements of SHPO (State Historic Preservation Organization) respecting the design by architect, Paul Rudolph. The building has been listed on the National Register of Historic Buildings since 2015. The Fire Alarm panel and Fire Pump were at the end of their useful life. The Fire Alarm system code now requires inclusion of addressable features for smoke alarms. This critical equipment needed to be replaced to ensure safety for residents in the 15-story apartment tower. Due to COVID concerns, the project was repackaged as Vestibule and Fire Pump Upgrades, Phase 1 since this work could be performed without entrance into

resident apartments in pre-vaccine COVID times. Bids were solicited in December 2020 and a contract awarded in March 2021. Work was substantially complete during FY21. The fire alarm system upgrade along with other health and safety improvements identified through an Architectural and Engineering site assessment (work that involved entry into occupied apartments) went to bid in October 2021. Bids received were rejected as overbudget, another victim of volatile bid conditions affected by COVID and contractors' nervousness about supply-line and workforce availabilities. Scope was re-assessed and re-bid in February 2022 for implementation in FY22-FY23. Phase 2 interior health & safety improvements contract executed June 2022 with work extending into FY23. \$197,881.28 spent on Phase 1 Vestibule-Fire Pump contract. \$50,930.00 spent to date, on Phase 2. \$1,422.01 spent on relocation costs.

2. Wolfe: Health and Safety Repairs

- ECC/HANH has had plans for major development upgrade at Robert T. Wolfe as a future RAD conversion project. In the interim, as other developments took priority for redevelopment, ECC/HANH identified more immediate health and safety needs to be addressed while waiting for full project redevelopment, including demolition of the full building in three to four years. COVID safety concerns impacted work scheduling and phasing. Solicitation documents were repackaged to address exterior and common area scopes of work, first, until it was deemed safer to work in occupied apartments. October 2020 bids were over budget and no award made, again evidence of the volatile bidders' market. Common areas scope, Phase 1, was re-bid in March 2021. Contract awarded June 2021. Construction in progress with anticipated completion Winter 2022. Interior health and safety scope of work solicited June 2021; contract awarded August 2021. Work commenced on Phase 2 and continued into FY22. Although in different times, Phase 1 and Phase 2 would have been one project for cost and time savings and efficiencies, these two years of pandemic have required another approach. \$503,338.93 spent on Phase 1; \$1,161,104.63 spent on Phase 2; \$110,422.03 spent on temporary resident relocation

3. Essex Interior/Building/Site Upgrades

- Non-RAD conversion development. Units need kitchen and bathroom upgrades; interior doors, walls, ceilings, floors, appliances; fences, sidewalks, lighting, building envelope and exterior repairs, etc. Backlog of unfunded needs. Due to COVID safety protocols, priority was placed on addressing basement asbestos abatement, fences, and exterior building envelope (roofs, siding, windows, gutters) until it was deemed safe to perform work in occupied apartments. The projects represent a major commitment to the residents of Essex Townhouses and to the 20-year sustainability of the community by addressing renovations to the exterior envelope and significant interior improvements. In March 2021, ECC/HANH solicited for rear patio separation fences and basement asbestos abatement. Bids received with no award--clarification needed in non-technical section of solicitation. Bids re-solicited in June 2021. Contract awarded August 2021. Also, in June 2021, bids solicited for exterior envelope, bathrooms, floors and other interior scope of work. Contract awarded September 2021. Work on both contracts being performed in FY22. Specifically, due to the prevalence of asbestos in the building materials at Essex, we have emphasized good and enduring products and design to provide long-term solutions and sustained life, health and safety conditions through the construction process. \$325,753.57 spent on basement abatement-fence contract work; \$375,075.73 spent on exterior envelope-dwelling unit contract; \$4,731.00 spent on temporary resident relocation.

4. McConaughy Interior/Building/Site Upgrades (RAD Conversion Development)

In FY 2021, Glendower Group was awarded 9% (and 4%) tax credits for major redevelopment at McConaughy. No CFP funds can be expended at McConaughy after the CHAP was received, including the grant funding for Lead Abatement. No funds for health-safety work, including lead interim control

measures, that might be needed prior to RAD conversion were expended. Lead Interim Controls, spearheaded by Planning and Modernization were performed in conjunction with Operations Department staff, paid through Operations funding prior to the award. No Capital Funds were spent after the CHAP was awarded. \$0 spent

5. **Scattered Sites Interior/Building/Site Upgrades**

- It is more costly per unit to maintain individual residences in scattered sites across New Haven, than it is to maintain one building with multiple units. For this reason, maintenance has been historically deferred, in favor of renovations which could impact more residents with fewer dollars. It is, however, essential that ECC/HANH support Housing of Choice which includes neighborhood choice. The less racially impacted Scattered Site neighborhoods enable residents' access to a variety of amenities, not otherwise afforded, and have greater school choice through proximity, and are one of Elm City Communities' (ECC) answers to racial and economic segregation in New Haven. *In America's Rental Housing, 2022*, published by the Joint Center for Housing Studies of Harvard University, it is presented how the current real estate market impacted by Covid and current preferred trends for rentals has produced a demand among higher-income households to move to rental properties, raising home prices, monthly rental costs and the availability of housing stock. *"According to Zillow, typical home values were climbing at an 18.9% annual rate in September 2021, up from 5.7% the year before. (pg.5)"* ECC takes this jump in cost very seriously and is dedicating our current efforts and funding to upgrade these single family homes, 2 and 3-family homes so that our LIPH residents will not only have safe and decent housing, but the significant right to Neighborhood Choice as a feature of our portfolio offerings. *"Rental housing units make up 20% of the housing stock in nearly a third of the nation's census tracts. Single-family-only zoning and other density restrictions block the development of multifamily housing in many communities, thereby excluding renter households from those neighborhoods. Given that people of color are more likely to have lower incomes and to rent rather than own their homes, the geographic concentration of rental housing...perpetuates...patterns of racial and socioeconomic segregation. (pg.6) ---This is housing discrimination by zoning. Therefore, our initial concern regarding the purchase of properties difficult to maintain, spread out across the City, in unfamiliar census tracts, has become the bulwark against historic and repeated housing discrimination in our city. Together, with other development efforts to provide mixed-income communities throughout the city, the LIPH Scattered Sites AMPs boldly stand, as an answer to the rise in rental rates and exclusionary zoning, especially in the midst of the current rental crisis.*

- **Scattered Sites West Interior Building/ Site Upgrades**

Non-RAD conversion development. Units need kitchen and bathroom upgrades; interior doors, walls, ceilings, floors appliances; fences, sidewalks, lighting, building envelope and exterior repairs, code upgrades, etc. Backlog of unfunded needs. New needs assessments completed. Findings will assist ECC/HANH in decision-making regarding scattered site properties. Renovations occurring in conjunction with the Lead Grants 2017 and 2020 and Housing-Related Hazards Grant 2020. \$0 spent

- **Scattered Sites East Interior/Building/Site Upgrades**

Non-RAD conversion development. Units need kitchen and bathroom upgrade; interior doors, walls, ceilings, floors, appliances, fences, sidewalks, lighting, building envelope and exterior repairs, code upgrades, etc. Backlog of unfunded needs. New needs assessments completed. Findings will assist ECC/HANH in decision-making regarding scattered site properties. \$0 spent

- **Scattered Sites Multifamily Interior/Building/Site Upgrades/Fire Unit**

Units need kitchen and bathroom upgrades; interior doors, walls, ceilings floors, appliances, fences, sidewalks, lighting, building envelope and exterior repairs, code upgrades, etc. Backlog of unfunded needs. New needs assessments completed. ECC's

Glendower Group applied to convert 88 of the scattered site multifamily portfolio units to RAD and received a CHAP. Glendower's tax credit application for these 88 multifamily units not awarded. Glendower intends to re-submit. Under a separate ECC solicitation, during FY22, fire damage repairs were completed on 1 unit at Scott Ridge II. Contract closed out. \$116,411.55 (includes \$40,245.00 fire insurance) spent

6. Lead Paint Abatement – McConaughy, Essex, SS West, SS East

Lead paint abatement where it was identified by inspection-risk assessment. ECC/HANH had difficulty attracting bidders. Repackaged in smaller groupings to facilitate response. With 2017 lead paint grant, one bid and three quotes were awarded in FY21; work implemented and completed. During FY21, HUD awarded ECC/HANH Lead Based Paint 2020 Grant that will enable lead paint removal instead of encapsulation as a more enduring alternative. Architect and environmental consultants working in tandem to prepare solicitation documents for bidding continuing into FY23. In FY22, \$161,825.00 spent on SS West Groups 1, 2 and 3. ECC/HANH received a CHAP for redevelopment of McConaughy Terrace on December 16, 2020. As per requirements of the Lead-Based Paint Grant, no further grant funding could be spent in the AMP. Testing of the property and Interim controls were already performed. The development team is following up with the completion of the Lead abatement, required.

7. Housing-Related Hazards Abatement – McConaughy, Essex, SS West, SS East, Crawford Manor, Robert T Wolfe

- At the start of FY22, ECC received a \$3,999,993 HUD Housing-Related Hazards Grant to address carbon monoxide, radon, mold, and pests in public housing. ECC is engaging consultants to plan comprehensive strategies. ECC/HANH performed mold testing, abatement and clearance in 2 SS East units and pest inspection-survey at Wolfe; performed pest inspection on 15th and 14th floors at Crawford; and performed radon testing (59 buildings) at non-RAD units that have not been issued a Commitment to Enter Into a Housing Assistance Payment Contract (CHAP). In August 2022, ECC/HANH awarded radon mitigation contract for 1 SS East unit and 6 SS West units. With CFP non-grant funds, contract also included radon mitigation in 9 SS multi units. Carbon monoxide-smoke detector evaluation in progress. \$116,519.80 spent

8. Scattered Sites East & West: Replacement of Domestic Hot Water and Heating Ventilation and Air Conditioning Systems

- Completed and closed out gas conversion and heating-hot water heater replacement work initiated in earlier MTW years. Work started April 15, 2021 and reached substantial completion August 20, 2021. Project included 17 units in 13 properties. Anticipated outcome: energy savings and improved resident comfort. An additional benefit is that the energy source does not require fuel deliveries allowing for a seamless transfer of accounts in the event of a vacancy, potentially preventing damage from frozen pipes. \$12,933.97 spent this fiscal year to complete the contract.

The following are agency wide funding projects:

8. Agency Wide Vacancy Reduction

Funds were allocated for abatement costs and vacancy reduction efforts during FY22 to supplement work performed by Operations staff to help ECC/HANH improve its occupancy percentage. Completed 6 Westville units, 10 McConaughy units, 2 Essex units; 6 Wolfe units; 6 Crawford units; 4 SS Multi units and 4 SS East units; also abated 12 units. \$136,213.10 spent

9. Agency Wide Physical Needs Assessments

Funds were allocated to conduct agencywide physical needs assessments of ECC/HANH properties. During FY21 solicitation issued and contract awarded. Site visits were completed. Draft reports received and reviewed. Final reports were prepared. \$87,594.00 spent

a. McQueeney Front Plaza

Sidewalk repairs to correct tripping hazards and expand and unify the plaza at the front of the building. \$25,112.00 spent

10. Two (2) types of contracts form the backbone of our Planning & Modernization and Glendower Design team. These services provide us a quicker procurement time as projects unfold, as well as the ability to continually select the best, most cost-effective design solution.

a. Indefinite Quantity Contract (IQC) Architectural & Engineering Consulting Services
\$272,672.33 spent

b. IQC Environmental Consulting Services \$319,852.61 spent

11. Administration Salaries & Benefits (CFP only)

Staff salaries and benefits in support of CFP FY22 activities. \$350,379.45spent

12. CFFP Bond Debt

ECC/HANH leveraged CFP funds for development of Brookside Phase 1 Rental. Bond Debt is paid from Capital Fund allocations in accordance with HUD repayment schedule. Payments were made in March and September. \$355,362.50 spent

ECC/HANH's Reference to most Recent HUD-approved Five-Year Plan: Updated rolling five-year plan for FY 2022-2026 approved in EPIC 5-26-22. FY 2017-2021 Five-Year Plan Revision 6 for 2017 lead paint grant approved in EPIC 8-1-22. FY 2020-2024 Revision 2 for 2020 lead and Housing-Related Hazards grants approved in EPIC 10-1-21.

Long-term outcomes of the FY22 work reflect the MTW Short Term Strategic plan goals to make further increases in Housing of Choice and Accessibility, to ensure Organizational Sustainability with development of housing through the Glendower Group, Inc. and to ensure Cost Effectiveness through reducing Total Development Costs and replacement of obsolete building systems. Capital fund projects support the MTW goals of Housing of Choice and Neighborhood of Choice.

B. LEASING INFORMATION

i. Actual Number of Households Served

Snapshot and unit month information on the number of households the MTW PHA served at the end of the Plan Year.

NUMBER OF HOUSEHOLDS SERVED THROUGH:	NUMBER OF UNIT MONTHS OCCUPIED/LEASED		NUMBER OF HOUSEHOLDS SERVED	
	Planned	Actual	Planned	Actual
MTW Public Housing Units Leased	8808	11,196	734	933

MTW Housing Choice Vouchers (HCV) Utilized	67,584	63,552	5632	5296
Local, Non-Traditional: Tenant-Based^	48	0	4	0
Local, Non-Traditional: Property-Based^	0	180	0	15
Local, Non-Traditional: Homeownership^	0	0	0	0
Planned/Actual Totals	76,440	74,928	6370	6244

* "Planned Number of Unit Months Occupied/Leased" is the total number of months the MTW PHA plans to have leased/occupied in each category throughout the full Plan Year.

** "Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year.

^ In instances when a local, non-traditional program provides a certain subsidy level but does not specify several units/households to be served, the MTW PHA should estimate the number of households to be served.

Please describe any differences between the planned and actual households served:

ECC/HANH anticipated utilizing four (4) LNT Tenant based vouchers for the proposed Community Health Network of CT Health/Housing Initiative (CHNCT) in March 2022. However, the initiative was closed out due to the partner agency, CHNCT, being unable to commit to the initiative.

Fifteen (15) of nineteen (19) units at Christian Action Agency (CCA), a LNT initiative approved in FY19, were leased in FY22. The planned utilization was inadvertently left out of the FY2022 Plan.

Lease up at CCA did not begin until the 4th quarter of FY2022. 15 participants were leased. ECC/HANH is working with CCA to lease up the remaining units with a goal of 100% lease up in FY2023.

The difference between the planned and actual household served under the MTW Voucher utilization is due to ECC/HANH using a portion of HAP funding towards our various MTW initiatives. In order to do so, projected voucher utilization is determined at the start of each calendar year. This allows us to ensure that we are not over utilized in vouchers and or funding. For the Local Non-Traditional units, ECC began lease up of CCA during the 4th quarter. ECC is working with CCA to obtain referrals for the final applicants.

B. LEASING INFORMATION Need to fix formatting

i. Actual Number of Households Served

Snapshot and unit month information on the number of households the MTW PHA actually served at the end of the Plan Year.

* The sum of the figures provided should match the totals provided for each Local, Non-Traditional category in the previous

LOCAL, NON-TRADITIONAL CATEGORY	MTW ACTIVITY NAME/NUMBER	NUMBER OF UNIT MONTHS OCCUPIED/LEASED*		NUMBER OF HOUSEHOLDS TO BE SERVED*	
		Planned	Actual	Planned	Actual
Tenant-Based	Community Health Network of CT Health/Housing Initiative (CHNCT)	48	0	4	0
Property-Based	Christian Community Action Agency (CCA)	0	180	0	15
Homeownership	N/A	0	0	0	0
Planned/Actual Totals		48	180	4	15

HOUSEHOLDS RECEIVING LOCAL, NON-TRADITIONAL SERVICES ONLY	AVERAGE NUMBER OF HOUSEHOLDS PER MONTH	TOTAL NUMBER OF HOUSEHOLDS IN THE PLAN YEAR
N/A	N/A	N/A

table. Figures should be given by individual activity. Multiple entries may be made for each category if applicable.

^^ Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

ii. Discussion of Any Actual Issues/Solutions Related to Leasing

Discussion of any actual issues and solutions utilized in the MTW housing programs listed.

HOUSING PROGRAM	DESCRIPTION OF ACTUAL LEASING ISSUES AND SOLUTIONS
MTW Public Housing	ECC/HANH held 33LIPH units offline to be used as swing units for RAD resident relocations during redevelopment. The swing units were used multiple times for the phases of the relocation. 40 units were held at Valley Townhouses in anticipation of a Spring 22 RAD conversion. However, the RAD conversion did not occur. The conversion is anticipated for FY2023. There weren't any other leasing issues in Public Housing

MTW Housing Choice Voucher	HCV addressed leasing issues the HCV waitlist, which had applicant information that may have been no longer valid and opening the HCV in order to accept current applicants. The HCV waitlist remains open. Any delays in leasing were due to HCV applicants experiencing difficulty in finding available units. This was due partly to rent inflation vs the allowed payment standard. HCV is conducting a rent study to determine the current market trends in New Haven.
Local, Non-Traditional	ECC/HANH anticipated utilizing four (4) LNT Tenant based vouchers for the proposed Community Health Network of CT Health/Housing Initiative (CHNCT) in March 2022. However, the initiative was closed out due to the partner agency, CHNCT, being unable to commit to the initiative, so leasing did not occur. Fifteen (15) of nineteen (19) units at Christian Action Agency (CCA), a LNT initiative approved in FY19, were leased in FY22. The planned utilization was inadvertently left out of the FY2022 Plan. Lease up at CCA did not begin until the 4th quarter of FY2022. 15 participants were leased. ECC/HANH is working with CCA to lease up the remaining units with a goal of 100% lease up in FY2023. The difference between the planned and actual household served under the MTW Voucher utilization is due to ECC/HANH using a portion of HAP funding towards our various MTW initiatives. In order to do so, projected voucher utilization is determined at the start of each calendar year. This allows us to ensure that we are not over utilized in vouchers and or funding. For the Local Non-Traditional units. ECC began lease up of CCA during the 4th quarter. ECC is working with CCA to obtain referrals for the final applicants.

C. WAITING LIST INFORMATION

i. Actual Waiting List Information

Snapshot information on the actual status of MTW waiting lists at the end of the Plan Year. The “Description” column should detail the structure of the waiting list and the population(s) served.

WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAITING LIST	WAITING LIST OPEN, PARTIALLY OPEN OR CLOSED	WAS THE WAITING LIST OPENED DURING THE PLAN YEAR
MTW Public Housing	Site Based	19,129	Open	Yes
MTW Housing Choice Voucher	Program Specific	25,659	Open	Yes

Please describe any duplication of applicants across waiting lists:

Applicants can apply for more than one program within ECC/HANH. Numbers provided for each waitlist are not duplicated, these are the actual number of applicants for each program.

ii. Actual Changes to Waiting List in the Plan Year

Please describe any actual changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

WAITING LIST NAME	DESCRIPTION OF ACTUAL CHANGES TO WAITING LIST
Housing Choice Voucher (Tenant Based)	The HCV Waiting List (Tenant Based) was opened in February 2021 and remained open.
Low-Income Public Housing	The LIPH waitlist remains open

D. INFORMATION ON STATUTORY OBJECTIVES AND REQUIREMENTS

i. 75% of Families Assisted Are Very Low Income

HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW PHA are very low-income for MTW public housing units and MTW HCVs through HUD

systems. The MTW PHA should provide data for the actual families housed upon admission during the PHA's Plan Year reported in the "Local, Non-Traditional: Tenant-Based"; "Local, Non-Traditional: Property-Based"; and "Local, Non-Traditional: Homeownership" categories. Do not include households reported in the "Local, Non-Traditional Services Only" category.

INCOME LEVEL	NUMBER OF LOCAL, NON-TRADITIONAL HOUSEHOLDS ADMITTED IN THE PLAN YEAR
80%-50% Area Median Income	0
49%-30% Area Median Income	2
Below 30% Area Median Income	13
Total Local, Non-Traditional Households Admitted	15

ii. Maintain Comparable Mix

HUD will verify compliance with the statutory requirement that MTW PHAs continue to serve a comparable mix of families by family size by first assessing a baseline mix of family sizes served by the MTW PHA prior to entry into the MTW demonstration (or the closest date with available data) and compare that to the current mix of family sizes served during the Plan Year.

BASELINE MIX OF FAMILY SIZES SERVED (upon entry to MTW)					
FAMILY SIZE	OCCUPIED PUBLIC HOUSING UNITS	UTILIZED HCVs	NON-MTW ADJUSTMENTS *	BASELINE MIX NUMBER	BASELINE MIX PERCENTAGE
1 Person	852	693	0	1545	32%
2 Person	435	726	0	1161	24%
3 Person	327	637	0	964	20%
4 Person	180	445	0	625	13%
5 Person	89	204	0	293	6%
6+ Person	87	152	0	239	5%
TOTAL	1970	2857	0	4827	100%

* “Non-MTW Adjustments” are defined as factors that are outside the control of the MTW PHA. An example of an acceptable “Non-MTW Adjustment” would include demographic changes in the community’s overall population. If the MTW PHA includes “Non-MTW Adjustments,” a thorough justification, including information substantiating the numbers given, should be included below.

Please describe the justification for any “Non-MTW Adjustments” given above:

N/A

MIX OF FAMILY SIZES SERVED 2022				
FAMILY SIZE	BASELINE MIX PERCENTAGE**	NUMBER OF HOUSEHOLDS SERVED IN PLAN YEAR^	PERCENTAGE OF HOUSEHOLDS SERVED IN PLAN YEAR^^	PERCENTAGE CHANGE FROM BASELINE YEAR TO CURRENT PLAN YEAR
1 Person	32%	2634	42%	10%
2 Person	24%	1448	23%	-1%
3 Person	20%	1051	17%	-3%
4 Person	13%	606	10%	-3%
5 Person	6%	320	5%	1%
6+ Person	5%	170	3%	-2%
TOTAL	100%	6229	100%	

** The “Baseline Mix Percentage” figures given in the “Mix of Family Sizes Served (in Plan Year)” table should match those in the column of the same name in the “Baseline Mix of Family Sizes Served (upon entry to MTW)” table.

^ The “Total” in the “Number of Households Served in Plan Year” column should match the “Actual Total” box in the “Actual Number of Households Served in the Plan Year” table in Section II.B.i of this Annual MTW Report.

^{^^} The percentages in this column should be calculated by dividing the number in the prior column for each family size by the “Total” number of households served in the Plan Year. These percentages will reflect adjustment to the mix of families served that are due to the decisions of the MTW PHA. Justification of percentages in the current Plan Year that vary by more than 5% from the Baseline Year must be provided below.

Please describe the justification for any variances of more than 5% between the Plan Year and Baseline Year:

ECC/HANH saw an increase of 10% in 1 person families over baseline

iii. Number of Households Transitioned to Self-Sufficiency in the Plan Year

Number of households, across MTW activities, that were transitioned to the MTW PHA’s local definition of self-sufficiency during the Plan Year.

MTW ACTIVITY NAME/NUMBER	NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF SUFFICIENCY*	MTW PHA LOCAL DEFINITION OF SELF SUFFICIENCY
CARES	24	Number of Households to receive zero subsidy at the end of year 6.
Prison Community Reentry	0	Live Independently and be lease compliant ¹⁰
Family Self Sufficiency Program	1	1 new homeowner also enrolled and reflected in CARES program count as well
	0	(Households Duplicated Across MTW Activities)
Total Households Transitioned to Self-Sufficiency	25	

* Figures should match the outcome reported where metric SS#8 is used in Section IV of this Annual MTW Report.

¹⁰ Includes graduates from reentry programs in HCV

Who We Serve

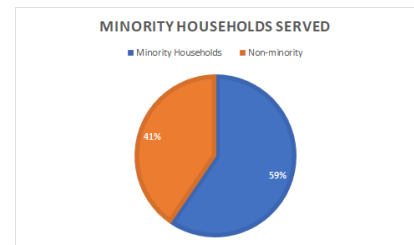
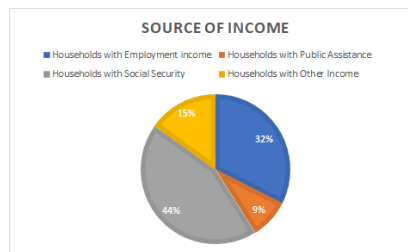
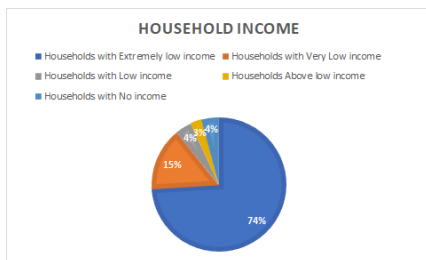
ECC/HANH served 6,244 families through its Low-Income Public Housing (LIPH) and Housing Choice Voucher (HCV) programs during FY 2022. 933 families were served through LIPH and 5,311 families through HCV program, of which 15 were families in local non-traditional units.

ECC/HANH served 2% fewer families (6400) than anticipated during FY2022.

During the 2001 baseline year, ECC/HANH served a total of 4,827 families. Current numbers reflect an increase of approximately 29% (1,417 families), indicating that MTW status has allowed ECC/HANH to increase the number of families served.

The vast majority of the families served by ECC/HANH can be categorized as Extremely Low Income (ELI). ELI households make up 77% of LIPH and 77% of HCV families. Households are predominantly composed of 1 to 3 persons, with 80% of LIPH and 91% of HCV households ranging from 1-person to 3-person families. 39% percent of LIPH families and 33% of HCV families earn wages. Only a small percentage of families report no income, accounting for 9% of LIPH and 4% of HCV households. Despite the challenges of the COVID-19 pandemic, we saw an increase in the number of LIPH families earning wage income.

A table on the following page summarizes the population demographics. Update data and pie charts will change.



29%

*more low-income families
served by ECC/HANH since
2001.*

ECC/HANH Population Demographics					
	LIPH		HCV		Total
Total Households*	933	15%	5311	85%	6244
Total Individuals*	2265	16%	11,614	84%	13,844
Average Income	\$18,309		\$17,673		
Average TTP	\$426		\$413		
Households with Extremely low income	715	77%	4060	77%	4775
Households with Very Low income	132	14%	859	16%	992
Households with Low income	38	4%	226	4%	265
Households Above low income	48	5%	151	3%	199
Households with No income	82	9%	217	4%	299
Households with Employment income	368	39%	1755	33%	2123
Households with Public Assistance	306	33%	188	4%	2123
Households with Social Security	414	44%	2568	48%	2982
Households with Other Income	245	26%	609	11%	854
Minority Households	611	65%	3053	58%	3664
Non-minority	322	35%	2243	42%	2565

Elderly families	186	20%	1531	29%	3554
Disabled families	391	42%	2297	43%	2815
1 member	303	33%	2331	44%	2634
2 members	257	28%	1191	22%	1448
3 members	186	20%	865	16%	1051
4 members	94	10%	512	10%	607
5 members	63	7%	257	5%	320
6 members	16	2%	83	2%	99
7 members	10	1%	34	1%	44
8+ members	4	0.4%	23	0.4%	27

Low-Income Public Housing (LIPH)

At the end of FY2022, ECC/HANH had a total 1,062 public housing units. This total included:

- 689 site-based family units (65% of LIPH stock)
- 202 elderly/disabled units (19% of LIPH stock)
- 171 scattered site units (16% of LIPH stock)

ECC/HANH started the year with 1124 units. During FY22, ECC/HANH planned to remove 390 units from the LIPH portfolio and convert them to RAD PBV. However, due to delays in the RAD conversions and delays in the disposition of 6 scattered site units, ECC/HANH was only able to remove the 62 units at Westville Manor after receiving approval. This was a 6% reduction in units, opposed to the 35% reduction that was planned.

Although ECC/HANH is decreasing the LIPH stock, it is important to note that the RAD stock has increased. The increase in RAD units means that residents are not losing housing opportunities, and as noted previously, 29% more families are now served through ECC/HANH's affordable housing programs than before ECC/HANH was granted MTW status.

Of the total LIPH units, post RAD-conversion, 12 units will remain approved as vacancies for units offline. These will be held for the following uses: Officers in Residence, Teachers in Residence, Asset Management offices, Tenant Resident Council offices/food banks.

The following table details the LIPH portfolio at the end of FY22.

Development Name	Development Type	Units beginning FY22	Planned Units to Add	Planned Units to Remove	Actual Units Added	Actual Units Removed	Total units at the end of FY22
Val Macri	Elderly/Disabled	17	0	0	0	0	
Crawford Manor	Elderly /Disabled	109	0	0	0	0	109
RT Wolfe	Elderly /Disabled	93	0	0	0	0	93
Valley Townhouses	Family	40	0	40	0	0	0
Westville Manor	Family	151	0	62	0	62	89
McConaughy Terrace	Family	201	0	201	0	0	0
Quinnipiac Terrace I	Family	58	0	0	0	0	58
Quinnipiac Terrace 2	Family	56	0	0	0	0	56
Quinnipiac Terrace 3	Family	17	0	0	0	0	17
Essex Townhouses	Family	35	0	0	0	0	35
New Rowe	Family	46	0	0	0	0	46
Brookside Phase 1	Family	50	0	0	0	0	50
Brookside Phase II	Family	50	0	0	0	0	50
Rockview Phase 1 Rental	Family	30	0	0	0	0	30
Scattered Site - Multi Family	Scattered Sites	96	0	87	0	0	9
Scattered Site – West	Scattered Sites	23	0	0	0	0	23
Scattered Site – East	Scattered Sites	52	0	0	0	0	52
Total		1124	0	390	0	62	1062

Housing Choice Voucher

In FY2022, ECC/HANH planned to allocate at least 90% of its HCV funding to HCV program and administrative costs with an estimated 5,900 vouchers utilized out of a HUD allocation of approximately 6,353 vouchers.

At the end of FY2022, ECC/HANH had a total voucher count of xxx allocated to HCV purposes. This is consistent with ECC/HANH's plans to allocate at least 90% of HCV budget authority toward direct housing services through HCV programs.

Description	2022 Baseline	Planned units to be removed	Actual units removed	Planned units to be added	Actual units added	Planned units at the end of FY 2022
MTW Vouchers						
DMHAS Supportive - Housing First	10	0	0	0	0	10
DMHAS MHT Grant - FUSE	10	0	0	0	0	10
Family Options - Homeless	15	0	0	0	0	15
Permanent Enrichment	10	0	0	0	0	10
Foreclosure Protection	17	0	0	0	0	17
Family Unification Supportive Housing	20	0	0	0	0	20
Homelessness/Imminent Danger of Homelessness	40	0	0	0	0	40
Supportive Housing/Homelessness Prevention I	51	0	0	0	0	51
Project Longevity	25	0	0	0	0	25
Re-entry Fresh Start	15	0	0	0	3	18
CARES	5	0	0	0	0	5
Section Eight Home Ownership Program (SEHOP)	60	0	0	0	0	60
West Rock Homeownership Phase I	2	0	0	0	0	2
Farnum Relocation	52	0	0	0	0	52
RAD IIA Relocation	7	0	0	0	0	7
Valley Relocation	32	0	0	0	0	32
Westville Relocation Vouchers	50	0	0	0	0	50
MTW Tenant Based Voucher	3,258	0	0	0	0	3,258

Subtotal	3,679	0	0	0	3	3,682
Non-MTW Vouchers						
Emergency Housing Vouchers (EHV)	37	0	0	0	0	37
Church Street South (Tenant Protection Voucher)	179	0	0	0	0	179
Church Street South 2	15	0	0	0	0	15
Church Street South 3	47	0	0	0	0	47
Enhanced Vouchers	11	0	0	0	0	11
VASH Vouchers	85	0	0	0	0	85
Subtotal	374	0	0	0	0	374
TBV Totals	4053	0	0	0		4056
RAD/PBV Vouchers	1,392	0	0	634		2026
Grand Total	5445	0	0	634		6079

Emergency Housing Vouchers

The American Rescue Plan (ARP) of 2021, section 3202 created the Emergency Housing Vouchers (EHV) for individuals and families who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing stability. ECC was allocated 37 EHV effective July 1, 2021.

All referrals must come through the CoC Coordinated Entry system or from a Victims Services Provider. ECC/HANH has entered into an MOU with the CoC (CAN Alliance).

In FY2022, ECC/HANH leased 75% of the vouchers, 28 leased. ECC/HANH anticipates 100% lease up in FY2023.

ECC/HANH has received approval to implement the following rent simplification flexibilities to the Emergency Housing Vouchers, which will reduce the staff time to process the recertification and reduce the burden of participants having to report their income annually and have an annual inspection..

- Rent simplification activities, consisting of:
 - Multi-year recertification cycles (triennial for elderly or disabled households and biennial for work-able households)
 - Simplified rent tiers with elimination of standard deductions, and \$1,000 income bands beginning at \$2,500
 - Exceptional expense tiers, allowing households with exceptional medical, disability, or childcare expenses to request a rent reduction

- \$50 minimum rent, with a hardship exemption for households unable to pay minimum rent
 - Transition period of one year from current income-based rent to the tiered-rent structure and minimum rent to avoid hardships
- Rent simplification/cost stabilization measures, consisting of:
 - HQS inspections on a biennial and triennial schedule, matching recertification schedule and allowing participants and landlords to request a special inspection at any point if deficiencies are suspected
 - Self-certification for curing failed inspections if failed items are unrelated to health and safety issues
 - Limiting landlord rent increases to only the time of the household's recertification

III. Proposed MTW Activities

All proposed MTW activities that were granted approval by HUD are reported in Section IV as ‘Approved Activities’

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IV. Approved MTW Activities: HUD Approval previously granted

A. IMPLEMENTED ACTIVITIES

Initiative 1.2 – Local Total Development Cost (TDC) Limits

- i. Approved in FY08 and implemented in FY09.
Updated in FY12 and FY17

Cost Effective

Housing Choice

ii. Description/Impact/Update

This initiative was approved in FY08 and implemented in FY09. This activity establishes Total Development Costs (TDC) and Housing Construction Costs (HCC) for ECC/HANH that are separate from HUD's standard limits to better reflect local real estate market conditions. ECC/HANH has determined that HUD's standard TDC and HCC limits do not reflect the local marketplace conditions for development and redevelopment activities for New Haven based on two factors: location and design standards.

ECC/HANH prepared a TDC and HCC schedule, which reflects construction and development costs in New Haven. ECC/HANH first submitted its revised alternate TDC and HCC schedule as part of the Appendix to the FY09 Annual MTW Report. The alternate HCC and TDC uses historical data from recent ECC/HANH mixed-income developments by building type and bedroom size, in addition to current RS Means Building Cost Data by building type, gross square footage, and applicable hard costs. The data further confirmed that New Haven MSA construction costs are on par with those of Fairfield County (in Connecticut), like that of the New York City market. Given these costs, the data showed that it is necessary to use an alternate HCC and TDC.

During FY12, ECC/HANH submitted revised TDC and HCC limits. The TDC limits were again revised in 2017 to reflect increased development costs.

Location: HUD's TDC and HCC cost limit reflects a national industry average. However, construction costs in New Haven, with its proximity to the New York City construction market, are higher than the national average. Although higher costs can be challenging to accommodate, ECC/HANH uses higher quality building products to:

- remain marketable and competitive in the local rental market
- reduce maintenance cost
- increase durability
- enhance the quality of life of the residents

Design Standards: ECC/HANH's design standards include higher quality materials for long-term viability and durability. Using higher quality materials for development and redevelopment activities results in higher construction costs but also increases the quality, marketability, and sustainability of units, improves energy efficiency, and reduces the number of requests for emergency work orders. By using higher quality materials, ECC/HANH also anticipates faster lease ups and fewer unit turnovers.

During FY2022, Local TDCs were not required for McConaughy Terrace and Crawford Manor.

Impact

ECC/HANH's MTW flexibility has allowed for an extensive redevelopment approach that has utilized the alternative TDC initiative to support the design and development of quality, energy efficient housing of choice that meets market demand and local standards. This is bolstered by the critical flexibility provided by the

initiative, including the ability to leverage non-MTW funds through applications for competitive funding rounds. Of the past 14 redevelopments, 8 of 14 required use of the local TDC. TDCs ranges from \$198k to \$380k per unit. Those that exceed HUD TDC limits exceeded by between \$4700 and \$78k. At no time did we exceed the HUD approved alternate TDC limits.

Since implementing this initiative, ECC/HANH has redeveloped thousands of units, leveraged significant non-federal dollars and created quality, cost and energy efficient housing opportunities. The alternate TDC has allowed for an increase of almost 300 hard units, improved occupancy rates and significant reductions in utility costs.

There has also been an 85% reduction in the average per unit/per month electric utility expenses from the baseline in 2012, \$900 to \$135.30 and a 22% reduction in the average per unit/per month gas utility expense from \$60.83 to \$47.05. This savings is even greater taking inflation into account.

ECC/HANH had the following developments in the pipeline: Valley Townhomes; Farnam Phase II 4%, Farnam Phase II 9%; Crawford Manor, 34 Level Street, Westville Manor Phase I, McConaughy Terrace and Westville Manor Phase II. The exception is the Farnam Court Phase II 4% and Farnam Court Phase II 9% projects, are completed and Valley Townhomes and McConaughy Terrace which are in financial closing were anticipated closing in the first and 3rd quarter of FY 2023.

Farnam Court Phase II 4% and Farnam Court Phase II 9% projects were completed in FY2022 and are now fully occupied and comply with the TDC. Valley Townhomes did not have a financial closing as anticipated and the closing is anticipated for FY2023. McConaughy Terrace and Crawford Manor will not trigger TDC and Westville Manor, 34 Level St and Robert T Wolfe will more than likely be TDC developments. ECC/HANH continues to work diligently to find creative construction options to receive a quality development that will have a lifecycle of 20 years while staying within the lower level of the approved TDC.

ECC/HANH anticipated reduced crime rates in redeveloped sites and improved REAC scores. ECC/HANH has resumed regular unit inspections and routine maintenance work that was deferred during the height of the COVID-19 pandemic. REAC inspections resumed in FY2022 for the developments with remaining LIPH units.

The average REAC scores for Brookside I and II, Rockview Terrace, Quinnpiac Terrace I, II and II and William T Rowe was 91% compared to 51% which is the current ECC/HANH LIPH units. 91% which is 11% above the baseline REAC score of 80%

ECC/HANH contracted for our own independent inspections. The average REAC-like inspection score across all redeveloped sites was 85% which is a 6% increase from the FY2021 score of 79.6% and 8% from the prior year.

HC #2: Units of Housing Preserved				
Unit of Measurement	Baseline	Benchmark*	Outcome	Benchmark Achieved?
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available	1,970 occupied units (baseline 2001)	Decrease of not more than 5% from previous year (limited to	2022: 2,246 units ¹¹ 2021: 2,246 units	Yes

¹¹ 1,124 LIPH units and 1,122 PBV and RAD redeveloped replacement units

de minimus
reduction)

* ECC/HANH's baseline of LIPH occupied units was 1,970. As ECC/HANH repositions its portfolio units transfer from LIPH to other platforms. The benchmark is the combined number of LIPH and redeveloped units on the PBV, LIHTC and RAD platforms.

Internal Metric #6: Utility Expense Per Unit ****

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Reduction of utility expenses per unit, pre and post redevelopment – Electric	Valley/Waverly: \$900 per unit/ per month in 2012	5% reduction; Electric utility expenses would reach approximately \$855 per unit	Refer to Appendix 10, Electricity Utility Costs Per Unit Per Month. 2022: Average cost per unit; \$135.30	Yes – 85% reduction
Reduction of utility expenses per unit, pre and post redevelopment – Gas	Valley/Waverly: \$60.83 per unit/ per month in 2012	5% reduction; Gas utility expenses would reach approximately \$58 per unit	Refer to Appendix 10, Gas Utility Costs Per Unit Per Month. 2022: Average cost per unit: \$47.50	Yes – 22% reduction

TOTAL DEVELOPMENT COST BY DEVELOPMENT AND UNIT

Development Name	Year Converted	LIPH Units	PBV Units	Total # of Assisted Units	# of Market Rate Units	Total # of Units	HUD TDC (2013) ~	ECC HANH TDC ~	TDC	TDC Per Unit
Eastview Terrace Phase 1	2009	53	49	102	0	102	\$259,210	\$351,621	\$32,289,891	\$316,567.56
Quinnipiac Terrace 3	2010	17	16	33	0	33	\$259,210	\$351,621	\$9,384,480	\$284,378.18
William T. Rowe	2010	46	32	78	26	104	\$313,133	\$428,328	\$24,987,375	\$240,263.22
Brookside Phase I	2011	50	50	100	0	100	\$259,210	\$351,621	\$30,198,639	\$301,986.39
Brookside Phase II	2012	50	51	101	0	101	\$259,210	\$351,621	\$20,014,054	\$198,158.95
Wilmot Crossing	2012	0	47	47	0	47	\$313,133	\$428,328	\$13,109,292	\$278,921.11
Rockview Phase I	2013	30	47	77	0	77	\$259,210	\$351,621	\$21,790,445	\$282,992.79
Ribicoff 9%	2014	0	44	44	11	55	\$313,133	\$428,328	\$14,517,329	\$263,951.44
Ribicoff 4%	2014	0	51	51	0	51	\$259,210	\$351,621	\$13,457,150	\$263,865.69
Farnam Courts-Fair Haven	2015	0	57	57	0	57	\$259,210	\$351,621	\$19,203,991	\$336,912.12
Farnam Court Phase I onsite	2016	0	86	86	8	94	\$313,133	\$428,328	\$27,436,148	\$291,873.91
Rockview Phase 2	2019	0	62	62	16	78	\$298,901	\$405,464	\$22,736,473	\$291,493.24
Farnam Courts-Phase 2	2020	0	88	88	23	111	\$259,210	\$351,621	\$33,394,964	\$300,855.53
Total		246	680	926	84	1010	\$3,625,113	\$4,931,744	\$282,520,231	\$3,652,220.13

*- In closing, **Proposed

Redevelopment Metrics				
Internal Metric #2: REAC Scores				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
REAC scores	REAC score of 80 for ECC/HANH's developments (those reflecting alternate TDCs)	At least a 10% increase. REAC scores would reach 88.	Refer to Appendix 8: ECC/HANH Development REAC Scores for specific data points.	Yes
Internal Metric #3: Average work order				
Work orders per property	N/A	Brookside Phase I: 1,000 (10 work/year) Brookside Phase II: 1,000 QT1: 560 QT2: 580 QT3: 170 Eastview: 1,020	Refer to Appendix 9: Work Orders, FY09 to FY22 for specific data points.	Yes

During FY2022, we did not have a financial closing utilizing our ultimate TDCs.

Overall, the average REAC scores for Brookside I and II, Rockview Terrace, Quinnipiac Terrace I, II and II and William T Rowe was 91% compared to 51% which is the current ECC/HANH LIPH units. This is a 11% above the baseline REAC score of 80%

We were had an 85% reduction of utility expenses per unit, pre and post redevelopment for electric and 22% reduction for gas.

For Rockview 2, ECC/HANH replaced 62 units previously at Westville Manor which represents no more than a de minimus reduction in units and a preservation of formerly obsolete LIPH units thereby meeting the benchmark. After nearly 2 full years of operations, the quality of Rockview 2 construction has resulted in minimal work orders and utility costs that align with cost saving projections.

For all other properties redeveloped with alternate TDCs, the benchmarks were met.

Actual Non-Significant Changes

None

Actual Changes to Metrics/Data Collection

In reviewing the Internal Metric #2, the non LIPH redevelopments are no longer subject to REAC inspections, however we contract for independent UPCS inspections and utilize those scores to track progress.

Actual Significant Changes

None

Challenges in Achieving Benchmarks and Possible Strategies

There were no challenges for FY22 as the costs for projects nearing closing fell within the TDC limits. Inflation due to supply chain disruptions may cause a need to review the TDC limits under future Plans.

Initiative 1.4 and 1.10 – Defining Income Eligibility for the Project Based Voucher Programs

Approved in FY12 and implemented in FY13.

Cost Effective

Housing Choice

Description/Impact/Update

To be eligible to receive assistance under the Project-Based Voucher (PBV) program, a family must meet the following income limits under Section 8(o) (4) of the Housing Act of 1937. Recipients of PBV program assistance must be:

- a very low-income family.
- a family previously assisted under this title.
- a low-income family that meets eligibility criteria specified by the public housing agency.
- a family that qualifies to receive a voucher in connection with a homeownership program approved under Title IV of the Cranston-Gonzalez National Affordable Housing Act; or
- a family that qualifies to receive a voucher under section 223 or 226 of the Low-Income Housing Preservation and Resident Homeownership Act of 1990.

The PBV program promotes housing choice in developing communities with housing options for a wide range of incomes and reduces the cost of the program. ECC/HANH used the flexibility granted under Attachment C, Section C(3)(a) of the MTW Agreement to establish PBV program eligibility criteria under its Administrative Plan. The eligibility criteria require that:

1. No less than 40 percent of the project-based vouchers awarded in any year to be awarded to families with incomes at or below 30 percent of the Area Median Income (AMI), adjusted for family size.
2. ECC/HANH will award up to 15 percent of the PBV's allocated for any mixed finance project to families with incomes between 50 and 80 percent of AMI for Brookside Phase 1 Rental.
3. 45 percent of PBV may be allocated to families with income between 50 and 80 percent AMI for Brookside Phase 2 Rental mixed finance development.

This initiative includes the developments listed in the following chart.

Initiative 1.4 and 1.10 Income Eligibility for Project Based Voucher Program PBV in Mixed Finance Developments

Fiscal year 2022									
Name	30%	30%	50%	50%	60%	60%	Over 60%	Over 60%	Grand Total
BROOKSIDE PHASE I									47
BROOKSIDE PHASE II									50
CONSTANCE B MOTLEY									45
EASTVIEW TERRACE PHASE I									46
EASTVIEW TERRACE PHASE II									45

FAIRHAVEN CHATHAM									29
FAIR HAVEN EASTVIEW II									24
FULTON PARK									12
KATHERINE HARVEY TERRACE									17
MCQUEENEY									90
NEWHALL GARDENS									25
PRESCOTT BUSH									52
QUINNIPIAC TERRACE PHASE I									57
QUINNIPIAC TERRACE PHASE II									54
QUINNIPIAC TERRACE PHASE III									17
RIBICOFF									42
RIBICOFF 4									50
ROCKVIEW PHASE I									29
ROCKVIEW PHASE II									
STANLEY JUSTICE									6
VALENTINA MACRI									17
WAVERLY TOWNHOMES									51
WILLIAM T ROWE	22	69%	7	22%	2	6%	1	3%	32
WILMOT CROSSING									15
WILMOT CROSSING									30
WINSLOW									23
Total									905

Impact

Since its implementation in FY13, this initiative has increased housing choice and cost effectiveness at the developments listed above: Brookside I, Brookside II, Rockview I and Rockview II. ECC/HANH has successfully redeveloped these properties, provided tiered income opportunities and not displaced our lowest income families.

HUD-Required Metrics

HC #2: Units of Housing Preserved				
Unit of Measurement	Baseline	Benchmark*	Outcome	Benchmark Achieved?
Number of housing units preserved for households at or below 80% AMI that would	1,970 occupied units (baseline 2001)	Decrease of not more than 5% from previous year (limited to de minimus reduction);	2022: 2,246 units	Yes

otherwise not be available			2021: 2,246 units ¹²	

* ECC/HANH's baseline of LIPH occupied units was 1,970. As ECC/HANH repositions its portfolio units transfer from LIPH to other platforms. The benchmark is the combined number of LIPH and redeveloped units on the PBV, LIHTC and RAD platforms.

Internal Metrics

Internal Metric #9: Income eligibility				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households at below 30% Area Median Income (AMI)	N/A	No less than 40% of the PBVs awarded in any year will be awarded to families with incomes at or below 30% of the area median income, adjusted for family size.	2022 64% of families in applicable developments have incomes below 30% AMI (see above Income Eligibility table for more information) % of new PBV households at Brookside Phase I families were at or below the 30% AMI. 60% of all households at Brookside Phase I are at or below 30% AMI. % of new PBV households at Brookside Phase II were at or below 30% AMI. 52% of all households at Brookside Phase II are at or below 30% AMI. 2021 45% of families in applicable developments have incomes below 30% AMI (see above Income Eligibility table for more information)	Yes

¹² 1,124 LIPH units and 1,122 PBV and RAD redeveloped replacement units

			• 6% of new PBV households at Brookside Phase I families were at or below the 30% AMI. • 56% of all households at Brookside Phase I are at or below 30% AMI. • 13% of new PBV households at Brookside Phase II were at or below 30% AMI. • 33% of all households at Brookside Phase II are at or below 30% AMI. 2020: • 39% of families in applicable developments have incomes below 30% AMI (see above Income Eligibility table for more information) • 0% of new PBV households at Brookside Phase I families were at or below the 30% AMI. • 45% of all households Brookside Phase I are at or below 30% AMI. • 0% of new PBV households at Brookside Phase II were at or below 30% AMI. • 36% of all households are at or below 30% AMI.	

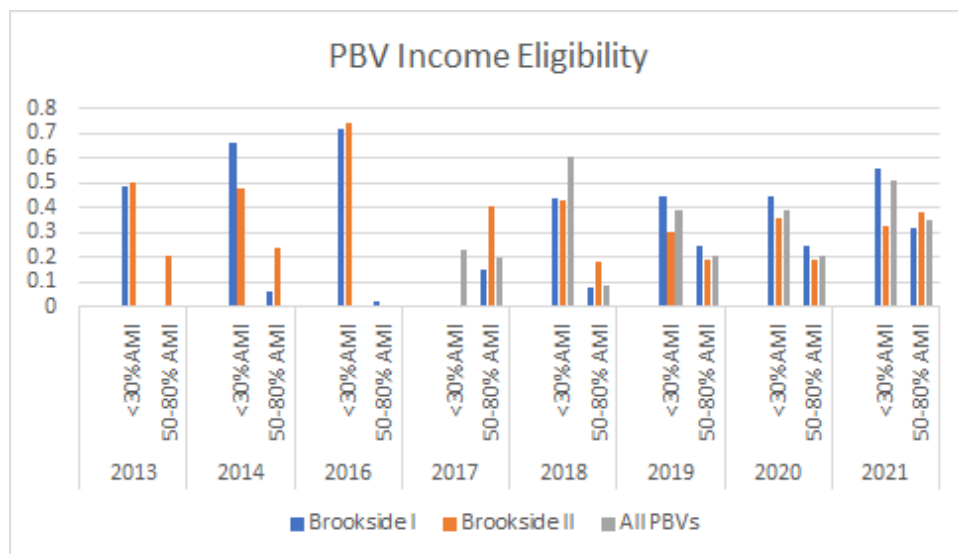
Redevelopment Metrics (continued)

Internal Metric #9: Income eligibility (continued)

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households between 50% AMI and 80% Area Median Income (AMI)	N/A	15% of the PBVs may be allocated to families with incomes between 50 and 80% of AMI at <u>Brookside Phase I rental</u> 45% of PBV may be	2022 • % of new PBV households at Brookside Phase I families were between 50% & 80% AMI.	Partial

		allocated to families with incomes between 50 and 80% AMI at <u>Brookside Phase II rental</u> • 52% of total households at Brookside Phase I were between the 50% to 80% AMI. • of new PBV households at Brookside Phase II were between 50% & 80% AMI. • 16% of total households at Brookside Phase II were between the 50% & 80% AMI. • 5% of families in applicable developments have incomes between 50% & 80% AMI. 2021 • 4% of new PBV households at Brookside Phase I families were between 50% & 80% AMI. • 32% of total households at Brookside Phase I were between the 50% to 80% AMI. • 10% of new PBV households at Brookside Phase II were between 50% & 80% AMI. • 38% of total households at Brookside Phase II were between the 50% & 80% AMI. • 35% of families in applicable developments have incomes between 50% & 80% AMI. 2020: • 100% of new PBV households at Brookside Phase I families were	

			between 50% & 80% AMI. • 25% of total households at Brookside Phase I were between the 50% to 80% AMI. • 100% of new PBV households at Brookside Phase II were between 50% & 80% AMI. • 19% of total households at Brookside Phase II were between the 50% & 80% AMI. • 21% of families in applicable developments have incomes between 50% & 80% AMI. • 6% of families in Brookside Phase I have incomes above 50% AMI • 24% of families in Brookside Phase II have incomes above 50% AMI	



This initiative is designed to achieve an income mix at redeveloped properties and has been successful in supporting the redevelopment of units and preservation of units while successfully increasing the income mix in

these developments. As shown in the chart above, over time the income mix has increased creating the mixed income communities desired. ECC/HANH continues to serve our lowest income families. Importantly, ECC/HANH has maintained the priority for serving Extremely Low-Income families by ensuring that income mix does not equate to fewer ELI families served. Data suggests less turnover in units at the ELI income level resulting in years where no new families are leased at this income, however, the percentage of ELI families is not decreasing.

Actual Non-Significant Changes

None

Actual Changes to Metrics/Data Collection

None

Actual Significant Changes

None

Challenges in Achieving Benchmarks or Possible Strategies

There were no challenges or changes for FY2022

Initiative – 1.6 Deconcentration of Poverty (promoting expanded housing opportunities for HCV and PBV program)

Approved in FY08 and implemented in FY09. Updated in FY2020.

Housing Choice

Description /Impact/Update

This initiative was approved in FY2008 and implemented in FY2009 for the purposes of creating a successful program with stable landlords, high-quality properties, and mixed-income neighborhoods.

ECC/HANH also provides mobility counseling services for voucher participants to assist their search for housing in non-impacted areas. ECC/HANH implemented MTW Rent Standards that allowed ECC/HANH to approve exception rents in the following cases up to 150% of the Voucher Payment Standard (VPS):

1. Wheelchair accessible units.
2. Large bedroom-size units, (4 bedrooms or larger).
3. Expanded housing opportunities in neighborhoods with low concentrations of poverty.
4. Housing opportunities in new development projects that include significant public investment to promote revitalization of neighborhoods; and
5. Mixed-income housing opportunities that promote expanded housing opportunities and de-concentration of poverty.
6. ECC/HANH approved budget-based rent increases for landlords who make major capital improvements in their property, including accessibility modifications.

Requests for MTW rent standards are reviewed on a case-by-case basis. Under no circumstances may ECC/HANH approve an MTW rent standard above 150% of Fair Market Rent without prior HUD approval. ECC/HANH reexamines its MTW rent standards monthly to ensure that ECC/HANH does not exceed 120% of the fair market rents (FMR) in the mean rent standard, which includes HAP payments to landlords, HAP RAD Payments, tenant rent payments to landlords, and any utility allowance amounts.

In FY 2020, ECC/HANH updated this initiative and for FY21, ECC/HANH planned the following enhancements to the deconcentration initiative, enabled through the MTW status:

- 1) Mobility Counseling offered through the Glendower Group with a focus on educating and incentivizing families on rental options in non-impacted areas
- 2) Application fee assistance (paid for up to 3 applications with an anticipated cost of \$30 per application or \$90 per family)
- 3) Security deposit assistance (up to one month of contract rent or assistance with payment or
- 4) Past utility debts that would prevent a family from securing utilities in their own name, up to the voucher payment standard for family size)
- 5) Incentive fee for new property owners participating in HCV (based on census tract and size of the unit)
- 6) Incentive fee for property owners in the HAP contract length ((for PBV units-subject to availability, fees based on the number of years agreed to in the HAP Contract, with up to \$2200 for five to nine years, and up to \$3300 for 10 or more years)

All planned updates were not implemented during FY2022. ECC/HANH began the mobility counseling program and will implement fully during FY2023. In conjunction with working with the mobility counseling offered through the Glendower, ECC/HANH has issued a solicitation to build and expand our mobility counseling with an emphasis on outreach and education of available programs to our applicants, participants and landlords.

Impact

The deconcentration initiative expands housing choice for low-income families that would have difficulty accessing housing without the use of a housing voucher in “non-impacted areas.” Non-impacted areas are also referred to as “neighborhoods of choice,” characterized by a low concentration of poverty.

At the start of FY2022, 229 HCV participants resided in non-impacted neighborhoods. This represented 5% of all HCV participants. At the close of FY2022, although families received mobility support, 0 families moved with assistance. However, eight (8) families were able to find homes on their own and moved to deconcentrated areas.

ECC/HANH will evaluate what, if any additional mobility supports will be helpful. However, at the close of FY2022 237 HCV participants have leased up in non-impacted neighborhoods in New Haven, representing 4% percent of the 5,349 TBV/PBV in New Haven.

ECC/HANH measures increase in HCV moves to deconcentration areas seeking to improve by more than 2% over the prior year. FY 2022 data follows:

Sample Percent Increase Tracker	Previous FY Percentage (2021)	Current FY Percentage (2022)	Goal - Percentage Increase	2% of Previous Year (2021)	Is Current Percent Equal to or Greater than 2% of Previous Year?
FY2021	5%	4%	2%	7%	No

With an average household income of \$17,487, families who live in non-impacted areas have income which is one percent lower as compared to the entire ECC/HANH HCV-assisted population, at \$17,723. This represents a non-significant income difference.

Outcomes

HUD-Required Metrics

HC #5: Increase in Resident Mobility				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Annual number of incremental households leased-up in low poverty areas* because of the activity	0 (2008)	Greater than 2% increase over prior year	2022-8 2021-11 2020- 13	No

* Low poverty areas include the following U.S. Census Tracts: 1401, 1410, 1411, and 1428

** This benchmark is new as of FY17 but will be reevaluated in FY19

Internal Metric: Exception Rents Granted							
Unit of Measurement				Baseline	Benchmark	Outcome	Benchmark Achieved?
Annual number of incremental households with exception rents approved due to bedroom size issue because of the activity	0 (2008)			1**	Greater than 2% increase over prior year	2022-0 2021 –0 2020-0	No
Annual number of incremental households with exception rents approved due to an accessibility issue because of the activity	0 (2008)			10***	Greater than 2% increase over prior year	2022-0 2021 – 0 2020-0	No

Actual Non-significant changes

None

Actual Changes to Metrics/Data Collection

None

Actual Significant Changes

None

Challenges in Achieving Benchmarks and Possible Strategies

ECC/HANH's in house mobility counseling team received 216 referrals from the Housing Choice Voucher team. Families elected to not move to a deconcentrated area for the following reasons.

1. Keep their children in the same schools.
2. Remain close to their jobs.
3. Be near their family.
4. Lack of public transportation
5. Desire to live in familiar neighborhoods.

Staff will work to address the concerns of families, by providing information that will address employment opportunities, transportation, schools, etc. The questionnaire will be updated to be more specific in inquiring about their needs and desires in choosing a new home. The incentives offered will be more clearly communicated so families will take advantage of what is being offered.

Also, due to the tight rental market, the availability of rental units with vacancies, in the deconcentrated areas also impacted the participants ability to move to those neighborhoods. Staff will also conduct landlord outreach and workshops, so landlords are aware of the initiative and incentives and can advertise their vacant units with ECC/HANH.

Initiative 1.7 – Tenant-Based Vouchers for Supportive Housing for the Homeless

Approved in FY10 and implemented in FY11.

Housing Choice

Self-Sufficiency

Description/Impact/Update

ECC/HANH has strategically allocated housing choice voucher resources to support the goal of ending homelessness in New Haven. ECC/HANH partners with the City of New Haven, regional entities, Continuum of Care agencies (COC), shelters, transitional and permanent housing providers to identify chronically homeless individuals and families. ECC/HANH has entered in Memoranda of Understanding (MOU) with community organizations that provide housing to homeless individuals and families and supportive services. These organizations assess and prioritize referrals to ECC/HANH to provide housing vouchers to the most vulnerable and chronically homeless individuals and families.

housing vouchers to the most vulnerable and chronically homeless individuals and families.

At the beginning of FY22, ECC/HANH had 196 tenant-based vouchers allocated to serve individuals that meet one or more of the following criteria.

- i. chronically homeless
- ii. homeless families
- iii. families receiving services from Child Protective Services
- iv. formerly incarcerated individuals

The chart below details ECC/HANH's use of housing vouchers to end homelessness in New Haven.

TBV Supportive Housing Efforts	Description	2022 Voucher Baseline	Planned Units to be Removed	Actual Units Removed	Planned Units to be Added	Actual Units Added	Actual Units at end of	Actual Number of Vouchers Utilized	Percentage of Vouchers Utilized
Tenant Based DHMAS Supportive – Housing First	Supportive Housing	10	0	0	0	0	10	9	90%
DMHAS Mental Health Transformation Grant – FUSE	Supportive Housing	10	0	0	0	0	10	5	50%
Family Options – Homeless	Supportive Housing	15	0	0	0	0	15	9	60%
Permanent Enrichment	Supportive Housing	10	0	0	0	0	10	7	70%
Family Unification Supportive Housing	DCF Family	20	0	0	0	0	20	11	55%
Homelessness/Imminent Danger of Homelessness	(Formerly Foreclosure PBV)	40	0	0	0	0	40	34	85%
Supportive Housing/Homelessness Prevention	Supportive Housing/Homelessness Prevention	51	0	0	0	0	51	38	75%
Project Longevity	25 vouchers for city initiative targeting homeless former	25	0	0	0	0	25	17	68%
Re-entry Fresh Start	15 vouchers for city initiative targeting homeless	15	0	0	3	3	18	14	78%
Supportive Housing Efforts Subtotal		196	0	8	0	3	199	144	72%

Please note that the number of vouchers allocated to this initiative is 196. The 2022 MTW Plan had 171 vouchers allocated. Inadvertently the vouchers for Project Longevity and Re-Entry Fresh Start were not included in the chart in the 2022 MTW Plan.

ECC/HANH added 3 vouchers to the Re-Entry Fresh Start to support homeless former offenders who are engaged with Fresh Start.

ECC/HANH will continue to work with the Supportive Service on receiving referrals to increase utilization and assist a homeless family or individual.

Impact

Due to the homelessness crisis in our city and our nation, this initiative is critical and a necessity. This initiative is a small but mighty step that ECC/HANH has taken to eradicate this epidemic. ECC/HANH's initiative to engage area Agencies that provide supportive services to individuals and families who are near homelessness or chronologically homeless on a path to stability and self-sufficiency is making an important and impactful. Studies show that the one of the major obstacles to self-sufficiency is access to decent and affordable homes for families. As ECC/HANH continues to assist these individuals and families, our secondary focus will be assisting them in obtaining self-sufficiency so they can move on, and the voucher can be available for others who are in need.

These families are now stably housed and focus on increasing their average household income which is in the Extremely Low category at \$11,565.00. ECC/HANH has grown this program since inception and has recently transitioned to an admission preference system granting a percentage of all new admissions to providing housing for the homeless and re-entry populations. To date, significant increase in family income have not been noted partly due to the impact of COVID on employment and the high percentage of families living with disabilities. In FY2023, Staff will also work with the FSS team and offer assistance with the FSS program so families can participate in FSS activities that assist them in obtaining job opportunities to increase their incomes.

However, one of the families who became an HCV participant through this initiative in 2011 had wages of less than \$8,000 upon lease up and their family income increase to \$16,00 in 2019, through employment opportunities. Currently the families' wage income has increased to over \$31,000.

Outcomes

HUD-Required Metrics

SS #1: Increase in Household Income				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average total household income for households affected by this policy in dollars	\$12,643 (2013)	Steady increase in average household income over prior year	2022: \$11,565 2021: \$11,264 2020: \$10,136	No
SS #5: Households Assisted by Services that Increase Self-Sufficiency				
Percentage of homeless households enrolled in program receiving supportive services	0 (2010)	100% receiving supportive services	2022:100%	Yes

HC #1: Additional Units of Housing Made Available

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Additional permanent housing made available to homeless families	0 (2010)	At least 10 new families housed per year	2022: 3 2021: 11 2020: 1	No

Actual Non-Significant Changes

None

Actual Changes to Metrics/Data Collection

None

Actual Significant Changes

ECC/HANH increased the number of vouchers in the Re-Entry Fresh start program from 15 to 18. The agency making the referrals has demonstrated there is an adequate pool of applicants to support the increase in vouchers.

Challenges in Achieving Benchmarks and Possible Strategies

ECC/HANH experienced challenges with lease up related to outreach, engagement and scarcity of units. In the upcoming year, ECC/HANH will increase the interaction with the Supportive Housing providers who are making the referrals. ECC/HANH will have more consistent meetings with the agencies to ensure that referrals are made consistently.

Initiative 1.9 – Increase the Allowed Percentage of Project Based Voucher (“PBV”) Units from 75 Percent to 100 Percent in a Mixed Financed Development

Housing Choice

Approved in FY12 and implemented in FY13.

Description/Impact/Update

ECC/HANH has completed a Project Needs Assessment (PNA) of its entire portfolio. The PNA shows that over the next 20 years, ECC/HANH’s needs would exceed available funds by a ratio of more than 3:1. To address this funding gap and help assure the long-term viability of the portfolio, ECC/HANH is using the PNA to develop an asset management strategy for each of its developments. Part of this strategy may include converting existing public housing to Project-Based Assistance under Section 8(o) (13). ECC/HANH would dispose of properties under Section 18 of the Housing Act of 1937 or Rental Assistance Demonstration (RAD) prior to conversion to Project-Based Vouchers.

ECC/HANH analyzed the feasibility of converting Annual Contribution Contract (“ACC”) units to Project-Based Units using criteria like those set forth under Section 22. ECC/HANH will increase its flexibility to allocate the number of units in a project from 75% (as previously approved by HUD) to 100%, which will allow for the conversion of ACC units to PBV units. This will provide the cash flow necessary to enable ECC/HANH to borrow private funds to rehabilitate aging developments in the portfolio. ECC/HANH also seeks to waive the requirement of one-year tenancy to allow participants greater flexibility.

Mobility is offered by allowing tenants the option to vacate the development during rehabilitation and to choose between returning upon the completion of the rehabilitation or to accept a Tenant-Based Voucher to relocate permanently. ECC/HANH will provide all the assistance and counseling as required under Section 18 or the Uniform Relocation Act, if applicable.

Attachment C. Section D(e) authorizes ECC/HANH to determine the percentage of housing voucher assistance that it is permitted to project-base. Section D(e) waives certain provisions of Section 8(o) (13) of the Act that prohibits ECC/HANH from awarding more than 25 percent of the dwelling units in any building with project-based assistance. In cases in which project-based units are needed to ensure viability of mixed-finance projects, ECC/HANH, under its 2010 Plan, received authorization to project-base up to 75 percent of the units in the development, provided the project leverages non-public housing authority investments and increases housing choices for low-income families. ECC/HANH continues to use its authorization to project-base up to 100 percent of the units in a public housing development that is disposed of in connection with the submission of a Section 18 disposition application to HUD.

ECC/HANH will limit the number of project-based units in non-mixed-finance projects to no more than 50 percent of the units in the project. ECC/HANH may project-base up to 75 percent of the units in such project, if the project meets the following criteria:

- Will provide replacement units for public housing units lost because of demolition or disposition.
- Is undertaken in an area where significant investments are being made.

- Will help to reduce the concentration of very low-income families, or
- Is in areas that provide increased access to transportation or employment opportunities.

Under the prior MTW Demonstration Agreement, ECC/HANH was specifically authorized to aid up to 50 percent of the units in a project. This authorization has been essential in helping to promote increased housing opportunities, as well as in leveraging private funds. HUD's development of the Rental Assistance Demonstration (RAD) Program has made this initiative unnecessary for projects approved for RAD conversion, however, it is maintained for capital investment in non-RAD properties. During FY2022, no actions were taken pursuant to this initiative.

Impact

This initiative helps to increase the supply of affordable housing in areas that: promote de-concentration of poverty, offer accessibility to employment, schools, shopping, and transportation, and are undergoing other significant investments. ECC/HANH has a development pipeline that utilizes this initiative. ECC/HANH exceeded the benchmark for leveraged dollars (with a 2:1 ratio) and saw a decrease in crime (by 10 percent).

With the advent of the Rental Assistance Demonstration Program and ECC/HANH's success utilizing this tool, the flexibilities provided under this initiative have not been needed to achieve the goal of preserving deeply affordable units while repositioning the LIPH portfolio.

Outcomes

HUD-Required Metrics

HC #2: Units of Housing Preserved				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available	1,970 units (frozen 2001 base)	Decrease of no more than 5% from previous year	2021- 2,246 LIPH units	Yes

CE #4: Increase in Resources Leveraged (MTW Leverage Ratios)				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Brookside I	1.7	2.0	2016: 2.3 2015: 2.3	Yes
Brookside II	1.7	2.0	2016: 7.5 2015: 7.5	Yes
Rockview I	1.7	2.0	2016: 4.6 2015: 4.6	Yes
122 Wilmot Road	1.7	2.0	2016: 3.2 2015: 3.2	Yes
Brookside Homeownership	1.7	2.0	2016: 1.7 2015: 1.6	Yes
Ribicoff I	1.7	2.0	2016: 6.1 2015: 6.1	Yes
Ribicoff II	1.7	2.0	2016: 1.2 2015: 1.2	No
Quinnipiac Terrace I	1.7	2.0	2016: 5.5 2015: 5.5	Yes

Quinnipiac Terrace II	1.7	2.0	2016: 8.6 2015: 8.6	Yes
Quinnipiac Terrace III	1.7	2.0	2016: 4.2 2015: 4.2	Yes
Eastview I	1.7	2.0	2016: 0.6 2015: 0.6	No
Rowe	1.7	2.0	2016: 4.5 2015: 4.5	Yes
Farnam Phase 1	1.7	2.0	2016: 3.1	Yes
Rockview Phase 2	1.7	2.0	2019:12.1	Yes

**Baselines taken from Quinnipiac Terrace/Quinnipiac Terrace 2*

Internal Metric #1: Increase in Agency Revenue*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Increase in Agency Revenue – Farnam Phase 1 Redevelopment Fees	\$0	\$0	2017: \$890,453	Yes
Increase in Agency Revenue – Ribicoff 9% Redevelopment Fees	\$0	\$0	2016: \$2,000,000	Yes
Increase in Agency Revenue – Ribicoff 4% Redevelopment Fees	\$0	\$0	2016: \$2,077,570	Yes
Increase in Agency Revenue – Fair Haven Redevelopment Fees	\$0	\$0	2016: \$2,905,743	Yes
Increase in agency revenue - Rowe redevelopment fees	\$0	\$0	2014: \$893,374	Yes
Increase in agency revenue - Brookside Phase I redevelopment fees	\$0	\$0	2014: \$1,081,094	Yes
Increase in agency revenue - Brookside Phase II redevelopment fees	\$0	\$0	2014: \$725,704	Yes
Increase in agency revenue - Rockview Phase I redevelopment fees	\$0	\$0	2014: \$744,389	Yes
Increase in agency revenue - Rockview Phase II redevelopment fees	\$0	\$0	2019: \$2,551,148	Yes
Increase in agency revenue - 122 Wilmot Road redevelopment fees*	\$0	\$0	2014: \$1,419,767	Yes

* ECC/HANH has created a new stream of revenue from redevelopment activities. The redevelopment fees and ECC/HANH administrative costs are reimbursed by the development budget and revenue is reinvested in future redevelopment efforts.

Internal Metrics

Redevelopment Metrics				
Internal Metric #7: Crime rate				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Crime rate statistics, pre and post redevelopment	Quinnipiac major crimes in FY 2003: 13. West Rock (122 Wilmot, Brookside I and II) major crimes in FY 2005: 47	10% reduction in number of major crimes.	Refer to Appendix 12: Number of Major Crimes.	Yes

Actual Non-Significant Changes

None

Actual Changes to Metrics/Data Collection

None

Actual Significant Changes

None

Challenges in Achieving Benchmarks and Possible Strategies

The benchmarks were achieved, and no changes were made to this activity.

Initiative 1.11 – Increase the Percentage of Housing Choice Voucher Budget Authority for the Agency that is permitted to Project-Base from 20 Percent up to 25 Percent

Approved in FY13 and implemented in FY14.

Housing Choice

Description/Impact/Update

This initiative continues redevelopment efforts of underperforming public housing assets and increases housing choices for residents. This authority allows ECC/HANH to use up to 25% of housing vouchers to leverage funds for redevelopment of ECC/HANH's aging public housing stock.

This initiative was considered prior to the advent of the RAD program. The percentage of MTW project-basing did not include the full conversion of ACC sites to PBVs. The adoption of RAD increased the proportion of the portfolio allowable for project-basing.

ECC/HANH's current percentage of non-RAD project based MTW vouchers is 11%, equivalent to a total of 703 vouchers.¹³ Update

Impact

ECC/HANH uses its ability to project-base vouchers in order to increase the availability of quality affordable housing options. During FY2022, ECC/HANH awarded PBVs 1 provider for 18 units of affordable housing. ECC/HANH has managed the percent of PBV to 11% currently continuing to maximize the choice feature of the HCV program. ECC/HANH anticipates continued ability to invest in worthwhile development opportunities making use of PBV ability given funding availability.

Outcomes

HUD-Required Metrics

HC #2: Units of Housing Preserved				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available	1,970 units (frozen 2001 base)	Decrease of not more than 5% from previous year	2022: 2,246 2021: 2,246 units	Yes
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (non ECC/HANH projects)		Annual PBV awards consistent with ECC/HANH MTW Annual Plan	2022: 0 units awarded 2021: 100 units awarded 2020: 100 units awarded	No
CE #4: Increase in Resources Leveraged				
Brookside I	1.7	2.0	2016: 2.3 2015: 2.3	Yes
Brookside II	1.7	2.0	2016: 7.5 2015: 7.5	Yes

¹³ FY21 HANH divided the total number of Project Based Vouchers into the Total Voucher Authorization to come up with the percentage of Non-RAD PBV units (703/6,161).

Rockview I	1.7	2.0	2016: 4.6 2015: 4.6	Yes
122 Wilmot Road	1.7	2.0	2016: 3.2 2015: 3.2	Yes
Brookside Homeownership	1.7	2.0	2016: 1.7 2015: 1.6	Yes
Ribicoff I	1.7	2.0	2016: 6.1 2015: 6.1	Yes
Ribicoff II	1.7	2.0	2016: 1.2 2015: 1.2	No
Quinnipiac Terrace I	1.7	2.0	2016: 5.5 2015: 5.5	Yes
Quinnipiac Terrace II	1.7	2.0	2016: 8.6 2015: 8.6	Yes
Quinnipiac Terrace III	1.7	2.0	2016: 4.2 2015: 4.2	Yes
Eastview I	1.7	2.0	2016: 0.6 2015: 0.6	No
Rowe	1.7	2.0	2016: 4.5 2015: 4.5	Yes
Farnam Phase 1	1.7	2.0	2016: 3.1	Yes
Fair Haven	1.7	2.0	2015: 3.1	Yes

**Baselines taken from Quinnipiac Terrace/Quinnipiac Terrace 2*

Internal Metrics

Redevelopment Metrics				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Internal Metric #12: HCV Budget Authority for the Agency that is Permitted to Project-Base				
Overall ECC/HANH percentage of PBV/HCV**	11% (FY13)	Up to 25%	2022: 2021: 11%	Yes

* ECC/HANH has created a new stream of revenue from redevelopment activities. The redevelopment fees and ECC/HANH administrative costs are reimbursed by the development budget and revenue is reinvested in future redevelopment efforts.

Actual Non-Significant Changes

None

Actual Changes to Metrics/Data Collection

Units preserved metric was adjusted to reflect ECC/HANH accurate baseline number.

Actual Significant Changes

None

Challenges in Achieving Benchmarks and Possible Strategies

No changes.

Initiative 1.12 – Development of Replacement Public Housing Units with MTW Block Grant Funds
Approved in FY13 and implemented in FY14. Move to On Hold

Housing Choice

Description/Impact/Update

ECC/HANH has been very active in redeveloping and repositioning its aging public housing stock by leveraging private investment through the mixed-finance process and replacing units with a variety of affordable housing types, including public housing, project-based vouchers and tax credit units. ECC/HANH has also been at the forefront of using its MTW authority creatively to complement and enhance these efforts. With the absence of HOPE VI, Choice Neighborhoods, or other similar funding authority, MTW flexibility has proven an invaluable tool in the ongoing replacement of obsolete public housing units. MTW flexibility has allowed ECC/HANH to undertake the large-scale redevelopments identified below by providing capital funding as well as RAD PBV overhang funding. This infusion of MTW funds allows us to structure funding proposals that maximize non-MTW funds to the greatest extent possible. ECC/HANH is committed to maximizing all non-MTW funding sources for every development activity. ECC/HANH’s three most recent redevelopment projects, Rockview Phase 2, Farnam Phase 2, and Valley Street all include highly competitive 9% Low Income Housing Tax Credits made possible by the infusion of MTW funds.

The infusion of MTW funds through capital or PBV overhang is necessary due to the extraordinary costs related to these redevelopment activities. Redevelopment activities necessitate the demolition of all existing buildings, abatement of hazardous materials, soil remediation and often completely reconstructed infrastructure. In addition to new water, sewer, and storm water service, new roadways will need to be constructed. As traditional sources have decreased, MTW funding allows us to successfully compete for third party funds while also assuring that construction is completed using high-quality, sustainable, and energy efficient design. The following table illustrates how ECC/HANH has maximized the use of MTW funds over time. MTW leverage ranges from 3-1 to over 10-1. These 14 projects have a combined overall development cost of \$482 million with an MTW infusion of \$75.6M, for a leveraged amount of \$407 million.

Development Name	Year Converted	LIPH Units	PBV Units	Total # of Assisted Units	# of Market Rate Units	Total # of Units	Overall Development Costs	MTW Share	MTW Per Unit	MTW Leverage
Eastview Terrace Phase 1	2009	53	49	102	0	102	\$43,110,362	\$3,591,481	\$35,210.60	12
Quinnipiac Terrace 3	2010	17	16	33	0	33	\$15,013,613	\$836,120	\$25,336.97	18
William T. Rowe	2010	46	32	78	26	104	\$40,710,905	\$7,907,927	\$76,037.76	5
Brookside Phase I	2011	50	50	100	0	100	\$40,618,730	\$6,625,828	\$66,258.28	6
Brook. Phase II	2012	50	51	101	0	101	\$29,798,133	\$1,633,849	\$16,176.72	18
Wilmot Crossing	2012	0	47	47	0	47	\$18,806,305	\$1,626,517	\$34,606.74	12
Rockview Phase I	2013	30	47	77	0	77	\$33,407,238	\$5,791,932	\$75,219.90	6
Ribicoff 9%	2014	0	44	44	11	55	\$22,469,185	\$4,075,502	\$74,100.04	6
Ribicoff 4%	2014	0	51	51	0	51	\$21,551,269	\$10,101,565	\$198,069.90	2
Total		246	387	633	37	670	\$265,485,740	\$75,695,058	\$41,354,601	85

In FY13, ECC/HANH proposed to begin a new initiative to develop public housing replacement units with MTW block grant funds, while making use of MTW authority to waive or substitute certain program rules. ECC/HANH pursued this initiative at certain sites in FY13, including Farnam Courts and Abraham Ribicoff Cottage and Extension, but intended to use this same model at other sites to be identified in the future.

During recent years ECC/HANH has not used this initiative but has rather transitioned to RAD conversions using a Project Based Voucher and mixed-finance model. The units that have been completed continue to be operated as public housing for purposes of admissions, continued occupancy, resident rights, and certain other rules. However, for purposes of providing ongoing operating assistance, ECC/HANH used its MTW authority to design and fund a local program to develop replacement public housing units under a local housing assistance payments contract with the owner entity, with operating assistance being utilized in a manner like the project-based voucher program. Among other things, this approach allows ECC/HANH to pay debt service on private loans taken out to support redevelopment projects. To the extent necessary, under its MTW authority ECC/HANH revised required forms to provide for this mix of applicable rules and sought the necessary HUD approvals.

During FY2022 flexibility not required.

Development Name	PH Units ¹⁴	PBV Units	Total # of Assisted Units	# of Market Rate Units	Total # of Units
Eastview Terrace	0	102	102	0	102
Quinnipiac Terrace I	58	23	81	0	81
Quinnipiac Terrace 2	56	23	79	0	79
Quinnipiac Terrace 3	17	16	33	0	33
Brookside Phase I	50	50	100	0	100
Brookside Phase II	50	51	101	0	101
Rockview Phase I	30	47	77	0	77
William T. Rowe	46	32	78	26	104
Wilmot Crossing	0	47	47	0	47
Monterey Place	0	42	42	0	42
Monterey Place 2	0	7	7	0	7
Monterey Place 3	0	45	45	0	45
Monterey 4	0	42	42	0	42
Monterey 5	0	17	17	0	17
Monterey Phase 2R	0	28	28	0	28
William Griffin	0	4	4	0	4
Edith Johnson Towers	0	95	95	0	95
Ribicoff 9%	0	44	44	11	55
Ribicoff 4%	0	51	51	0	51
Total	307	672	1073	37	1110

ECC/HANH does not plan on creating additional LIPH units. The redevelopment efforts will reposition LIPH units to either a RAD or mixed finance platform.

Impact

The replacement of public housing units under this initiative will have the impact of promoting housing choice for low-income families by reducing density therefore improving the quality of housing, a more marketable housing development, reduction of crime, an increase in occupancy, and economic development of the surrounding neighborhood with new

¹⁴ Public Housing Units at Eastview Terrace has since converted to RAD.

businesses and a renewed sense of community. Additionally, with a renewed place to call home, ECC/HANH anticipates an increase in self-sufficiency participation, which has been shown at other redevelopment efforts within our portfolio. This initiative will result in the replacement of an aging and economically disadvantaged housing development with a resident oriented mixed income and mixed-use community. Though the use of MTW funding plays a vital role in the repositioning of unsustainable LIPH developments, ECC/HANH has created a process to maximize the leverage of MTW funds. This leverage ranges from 3-1 to over 10-1, demonstrating the maximization of non-MTW funding sources. ECC/HANH accomplished this through an ambitious and rigorous process to assure that all non MTW resources are leveraged to the greatest extent possible by competing for and receiving competitive funding through the 9% LIHTC, 4% LIHTC, State of Connecticut programs and other funding.

The goal of this initiative is to transform obsolete and unsustainable housing developments with vibrant new developments while maintaining affordable housing opportunities for our residents. The use of MTW block funds have produced over 1,200 quality affordable housing units. The ability to reposition the aging LIPH stock utilizing MTW Block funds allows for cost effectiveness by maximizing the leveraging of non-MTW funding.

Actual Non-Significant Changes

None

Actual Changes to Metrics/Data Collection

None

Actual Significant Changes

None

Challenges in Achieving Benchmarks and Possible Strategies

None

Initiative 1.15-1.17 – West Rock Transformation Plan/Major Redevelopment Efforts (Previously Initiative 1.13

RAD Finance Development for Rockview Phase II Rental and Westville Manor Transformation Plan)

Housing Choice

Approved in FY14 and implemented in FY17.
Revised in FY2021

Description/Impact/Update

ECC/HANH has strategically redeveloped the West Rock neighborhood at four low-income public housing sites. To date, redevelopment at Brookside, Rockview, Ribicoff Cottages and Wilmot Crossing has all been completed, transforming obsolete public housing and commercial sites into vibrant mixed-income communities. Westville Manor, a 150-unit LIPH development is the only remaining community not yet redeveloped and will represent the final phase of redevelopment of LIPH developments. The redevelopment effort has brought 300 units of affordable and market rate rental housing, new homeownership units, and upgraded community space and commercial space into the West Rock community. ECC/HANH has also worked successfully with the City of New Haven and the Town of Hamden to open a long-closed road, creating an access way into the community from the Town of Hamden.

Impact

West Rock Community: The West Rock community, which originally included Rockview Terrace, Brookside Manor, and Ribicoff Cottages, was developed as affordable housing in the 1950s and 1960s in what at that time was an outlying area with little access to public service or job opportunities. Westville Manor was constructed in the Westrock neighborhood in the 1980s. ECC/HANH's goal has been to redevelop these aged and poor performing assets with a viable, sustainable, and connected community known as the Westrock Redevelopment Plan. To date, Rockview Terrace, Brookside Manor, and Ribicoff Cottages have all been demolished and reconstructed through a series of development projects funded through mixed finance vehicles. In addition to these three redevelopments, ECC/HANH also developed Wilmot Crossing on a gateway location to the Westrock neighborhood. Wilmot Crossing includes senior and disabled housing, a community store, and a full-service medical clinic. These activities have transformed obsolete public housing into vibrant mixed-income communities that brought approximately 500 units of affordable and market rate rental housing, homeownership, associated community space and commercial space into the West Rock community. To assure connectivity, ECC/HANH worked successfully with the City of New Haven and the Town of Hamden to open a long-closed road creating an access way into the community from the Town of Hamden, providing access to retail and employment opportunities. The redevelopment of Valley Townhomes and the substantial redevelopment of McConaughy Terrace were added to the Westrock initiative in FY21, along with 34 Level Street

Westville Manor Transformation Plan: Westville Manor is a 150-unit low-income public housing development, and the only ECC/HANH property in the West Rock neighborhood that has not yet been redeveloped. Westville Manor was targeted for redevelopment for several reasons: the development is challenged for access, egress and security due to poor design, and has a lack of defensible space as it is surrounded by the densely forested West Rock Ridge State Park. The development is situated in steep terrain with poor drainage leading to water infiltration issues. Due to these design flaws Westville Manor has become increasingly obsolete.

The Westville Manor transformation plan will include the demolition of all units and the replacement units either onsite or at Rockview Phase 2 (Initiative 1.15), within walking distance of Westville Manor. Rockview Phase 2, which has been approved by HUD as an offsite component of Westville Manor, was completed in the summer of 2020 (described above). Westville Manor will contain 62 HUD approved replacement units, leaving a balance of 81 RAD replacement units to be constructed on the current site of Westville Manor. The redeveloped property will tie into the West Rock State Park trail system, allowing residents to take full advantage of the location's natural setting.

It is the intent of ECC/HANH to fully redevelop Westville Manor development in the West Rock neighborhood under a RAD/mixed finance model. ECC/HANH has prioritized the redevelopment of the West Rock neighborhood through a series of investments and redevelopments that have completely replaced the obsolete public housing developments located in this neighborhood. The redevelopment of Westville Manor will necessitate the phased demolition of all existing

buildings, abatement of hazardous materials, the construction of 109 units including 87 townhouse style units, and completely reconstructed infrastructure. In addition to new water, sewer, and storm water service to alleviate groundwater and runoff issues, a series of three new roadways will be constructed which will be conveyed to the City of New Haven upon completion of the development. The long-term sustainability achieved through high construction standards and passive house design will likely require that the TDC initiative be triggered and that the MTW flexibility be used to provide capital costs and to supplement operating costs through a “RAD PBV overhang” to allow for the maximization of private financing. ECC/HANH will make every effort to maximize the leverage of non-MTW resources through the 9% LIHTC, state funding programs, and private financing.

To initiate the Westville Manor redevelopment plan, ECC/HANH contracted with a Master Planner entity to lead and design the planning process. A series of community meetings and a design charrette were conducted in August and September of 2018 to obtain community and resident input. Residents, several community-based organizations and private supporters of Westville Manor helped shape the framework of the redevelopment vision. A major participant group were current Westville Manor residents. Residents played a key role in multiple charrette committees and were an invaluable resource in the design and layout of the overall development as well as unit. The process included break –out sessions and drop-ins where residents voiced their opinions on several aspects of the vision. The three- day design charrette was an intensive and productive workshop with effective community participation and real time feedback resulting in a consensus plan.

In addition to supporting the provision of high quality affordable rental housing to the residents of the Westville Manor community, input from the community has focused on providing comprehensive, high quality supportive services programming for residents, promoting long-term economic self-sufficiency and providing residents with access to training, educational opportunities and employment.

The on-site units will be replaced through a bifurcated process to assure that resident displacement will be minimized, and that unit demolition will occur in phased manner upon receipt of funding. The on-site redevelopment plans include the incorporation of 20% market rate units to assure that the replacement development is not only sustainable but also a neighborhood of choice. It was the intention of ECC/HANH to seek 9% LIHTC funding in the fall of 2021 for the first 50-unit phase and in 2022 for the second 59-unit phase. This application was not successful but will be resubmitted under a future round.

ECC/HANH received the approval from both the City of New Haven City Plan Commission and the Board of Alders for the Westville Manor Planned Development District (PDD). These approvals allow ECC/HANH to proceed with the completion of architectural plans and other required development documents. HUD has an approved a CHAP for this development. The project architect and construction manager at risk have been procured and the pre-construction process is proceeding as planned.

Development of Rockview Phase 2: As an off-site component of Westville Manor, Rockview Phase 2 is a critical component of ECC/HANH’s long-term redevelopment of the West Rock neighborhood as the first phase in the Westville Manor redevelopment. Rockview Phase 2 is a 78-unit townhouse development located on a portion of the site of the former Rockview Terrace. HUD has approved using the 62 RAD units as an off-site component of Westville Manor, furthering the ECC/HANH initiative of replacing public housing units with MTW block grant funds. ECC/HANH constructed 62 RAD units and 16 non-income restricted units. Rockview Phase 2 will crosscut and coordinate with several other initiatives, including TDC, the development of replacement public housing units, and the aforementioned Westville Manor.

MTW flexibility is required to complete both Rockview Phase 2 and the Westville Manor on-site redevelopment. These developments also trigger the requirement for Alternate TDC. Both are being constructed per ECC/HANH’s design standards. These design standards require the inclusion of more costly, yet sustainable, construction standards including but not limited to cementitious siding, quality flooring, and energy efficient HVAC and design component. These townhouse units are being constructed to meet full HERS compliance. In addition to sustainable design standards, the project includes the construction of new infrastructure including, water, sanitary sewer, storm sewer, and the construction of two new streets which will be conveyed to the City of New Haven upon completion. MTW flexibility through the

provision of capital funds and RAD PBV overhang is required to assure that the funding application would be competitive under competitive 9% LIHTC competition. For Rockview Phase 2, these assistance vehicles allowed ECC/HANH to maximize the leverage of non-MTW funding sources, including a HUD 221(d) loan and State of Connecticut capital funding. The same financial structure is anticipated for Westville Manor. The financial closing for Rockview Phase 2 occurred on June 20, 2019, and construction is complete and units are fully leased.

The goal is to transform an obsolete housing complex into a vibrant mixed-income housing choice development that would both maintain affordable housing opportunities for our residents while creating a vibrant new neighborhood that will include a public park and the construction of a community centric low-rise 20 unit building that will include community meeting space, management offices, and various social service offices. The impact of the completed project is expected to promote housing choice for low-income families by eliminating a poor-performing housing option and improving housing choice options, reducing density and therefore improving the quality of housing and making the development more marketable, improving the lease-up rate and decreasing turnover and increasing connectivity to commercial and job centers through expanded bus service being added in conjunction with the redevelopment. ECC/HANH also anticipates a reduction in crime and an increase in occupancy, which also supports development of the surrounding neighborhood with new businesses and a renewed sense of community.

The Westrock initiative was revised in 2021 to include the redevelopment of Valley Street Townhomes, McConaughy Terrace, and 34 Level Street.

McConaughy Terrace

In FY 2021 ECC/HANH began the process of undertaking the redevelopment of McConaughy Terrace to convert the property to a Project based Voucher model using the Rental Assistance Demonstration Program (RAD). McConaughy Terrace currently contains 201 units of townhouse style family rental units within two different building types. These building types include four-unit buildings referred to as 4-plexes and traditional horizontal townhouse units containing 6 units each. McConaughy Terrace was built in the 1940s. The conversion of this development to RAD is planned for FY 23. While originally slated for conversion in FY2022, delays have caused a shift to FY2023

The long-term sustainability of McConaughy Terrace is at risk without the substantial rehabilitation of the existing on-site units. The redevelopment plan is to substantially rehabilitate all existing units and to construct up to 40 additional units by constructing new buildings similar in size and scale to the existing 4-plex units currently located within the development. The expansion of existing affordable units will help to address the overwhelming need for affordable housing in the New Haven area. The new proposed units will be constructed per ECC/HANH's sustainable design standards. These design standards require the inclusion of more costly, yet sustainable, construction standards including but not limited to cementitious siding, quality flooring, and energy efficient HVAC and design components. To the extent feasible, the rehabilitation goal of existing units will increase energy efficiency and incorporate other sustainability measures. These newly constructed units will also allow for the inclusion of accessible units at McConaughy Terrace. The existing development, dating from the 1940s, does not have any accessible units. Ten new accessible units are included in the design plans.

Valley Street

In FY 2021 Valley Street Townhomes received an award from the U.S. Department of Housing and Urban Development (HUD) under its Rental Assistance Demonstration (RAD) portfolio award to convert public housing units to Section 8 project-based rental assistance contracts. Valley Street Townhomes is located at 210-290 Valley Street, New Haven. ECC is proposing to demolish and reconstruct this development as part of the conversion to RAD PBVs. Valley Street currently contains 40 units of family housing constructed in a townhouse style and lacks accessible units. Valley Street is plagued by water infiltration and mold due to poor design and construction standards and has been determined to be more costly to rehabilitate than it would be to demolish and reconstruct on site. The proposed demolition and new construction of 40 units (32 RAD LIHTC and 8 unassisted market units) to replace the existing Valley Townhouses is included as part of HANH's RAD portfolio award. The multi-family property currently has a total of 39 rental apartments plus one apartment used as a community center on a site of approximately 3.21 acres. Construction of the property was completed

in 1974, with capital work in 1995 and 2012. These more recent improvements have not been able to correct the moisture issues which has led to a recurring mold problem that will only be exacerbated by climate changes.

Valley Street townhomes has received 9% LIHTC funding and all other funding sources are in place. RAD conversion was planned for FY202, however, it is anticipated that the Valley Street closing will occur in the first quarter of FY23. The construction period is estimated at 15 months with occupancy is anticipated for the second quarter of FY2023. All current residents will be provided full RAD and URA relocation rights including the right to return to the completed development.

34 Level Street

ECC purchased 34 Level Street, New Haven, CT. The property has been unoccupied since 2010. The property is located in the West Rock neighborhood directly adjacent to Westville Manor. The redevelopment plan is to demolish the existing unused commercial building and redevelop the subject property as a 51 unit HUD 202 development that will allow for the elderly to live independently even as residents may require more assistance with activities of daily living. Glendower unsuccessfully applied for 2021 HUD Section 202 Supportive Housing for the Elderly program. The score under the 2021 round was very competitive and a proposal will be resubmitted under the 2022 round. A mixed-finance model will be used with funding sources including Low Income Housing Tax Credits, Section 202 funds, and MTW funding. An application will be resubmitted under the FY2023 HUD 202 NOFA

Outcomes

HUD-Required Metrics

<i>HC #1: Additional Units of Housing Made Available</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% AMI because of this activity (increase)	150 units	143 units	N/A In planning	N/A
<i>HC #2: Units of Housing Preserved *</i>				
Number of new housing units preserved for households at or below 80% AMI that would otherwise not be available	1,970 (frozen 2001 base)	2,246	N/A	N/A

** Per FY19 Plan, HC#3 will no longer be reported on under this initiative beginning FY19.*

Actual Non-Significant Changes
None

Actual Changes to Metrics/Data Collection
None

Actual Significant Changes

None

Challenges in Achieving Benchmarks and Possible Strategies

ECC/HANH submitted an application for LIHTC in the FY2022 round for Westville Manor, and Section 202 funding for 34 Level Street was unsuccessful. Redevelopment along the current plans is dependent upon successful award. Failure to receive funding will require a revision to the redevelopment timeline.

Initiative 1.16 – Crawford Manor Transformation Plan

Approved in FY13, implemented in FY16, and placed on hold in FY17.
Moved to Active in FY22

Housing Choice

Description/Impact/Update

As one of the older, more blighted developments in the ECC/HANH portfolio, Crawford Manor is an ideal focus for a neighborhood transformation plan. As such, ECC/HANH applied for a Choice Neighborhoods Initiative (CNI) Planning Grant, which would have allowed for a comprehensive approach to neighborhood transformation. If awarded, CNI would have provided for up to \$500,000 in funding to develop a transformation plan to revitalize Crawford Manor and the surrounding neighborhood.

As part of the transformation plan, ECC/HANH proposed not only a redevelopment of the housing units at Crawford Manor, but also the transformation of the surrounding community to promote the self-sufficiency of ECC/HANH residents and economic development along the nearby Route 34 corridor. Through collaboration with other community partners, including the Economic Development Corporation, City of New Haven, and the Board of Education, ECC/HANH had expected to: (1) redesign the infrastructure to create more traffic flow through the community, (2) redesign the housing units to be more spacious, (3) remove barriers that individuals and families face by providing supportive services, and (4) address other critical components raised throughout the planning process. The supportive services would have included improved access to jobs, high quality early learning programs, public assets, public transportation, and high-quality public schools and education programs.

Under ECC/HANH's MTW Agreement with HUD, ECC/HANH is authorized to develop its own Leased Housing Program through exceptions to the standard HCV program. During FY08, ECC/HANH began to implement MTW Rent Standards that allow ECC/HANH to approve exception rents. Under no circumstances may ECC/HANH approve an MTW Rent Standard above 150% FMR without prior HUD approval. ECC/HANH will reexamine its MTW Rent Standards monthly to ensure that ECC/HANH does not exceed 120% of the FMRs in the mean Rent Standard, which includes HAP payments to landlords, tenant rent payments to landlords, and any utility allowance amounts.

Impact

ECC/HANH was not successful in receiving the Choice Neighborhood Initiative Planning Grant. As a result, this initiative was on hold. The Initiative was taken off hold in FY22 as ECC/HANH continues to investigate opportunities to redevelop this property. Designed by famed architect Paul Rudolph, Crawford Manor is listed on the National Register of Historic Places. ECC/HANH has initiated discussions with the State Historic Preservation and Historic Tax Credit Office regarding potential state and federal historic tax credits for this property to supplement LIHTC and private financing. It is anticipated that a 4% LIHTC mixed-finance model will be developed in FY23 which will include State and Federal Historic Tax Credits.

The intention is to complete architectural plans and seek funding in the second quarter of FY2023. We anticipate using a mixed finance model that will include State and Federal Historic Tax Credits, Low Income Housing Tax Credits, and

private financing. The property currently contains 109 units in a mixture of studio and 1-bedroom units. If approved by the State Historic Preservation Office, a small number of units would be combined to allow for the inclusion of additional 1 bedroom or 2-bedroom ADA units. Under no circumstances will the diminimis reduction of 5% be exceeded and affordable square footage will remain the same.

Outcomes

HUD-Required Metrics

HC #2: Units of Housing Preserved				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	104 units	99 units	0 preserved to date	No

Actual Non-Significant Changes

Actual Changes to Metrics/Data Collection

None

Actual Significant Changes

None

Challenges in Achieving Benchmarks and Possible Strategies

Obtaining funding under a mixed-finance model.

1.21 – Initiative Expanded Jurisdiction: Creating Housing Opportunities Outside of the City of New Haven in Areas of Opportunity (Previously Initiative 3.6)

Proposed and Approved in FY2019

Description/Impact/Update

This initiative proposes to expand the jurisdiction of the ECC/HANH and its instrumentalities to develop affordable housing or site project-based vouchers in areas that have been identified as “opportunity areas”. Opportunity areas have been mapped in the State of CT by the Open Communities Alliance and identify areas that are “opportunity-rich” with regard to educational outcomes, employment access, poverty, crime rates and more. While the City of New Haven doesn’t fare well across several of these measures, it is in close proximity (within 15 miles) of many towns that are considered High and Very High Opportunity. While some of these towns are developing senior housing, unfortunately, these towns have been slow to develop housing for families or disabled residents.

When looking at the availability of affordable housing resources, one will note that these resources fall disproportionately in communities of very low and low opportunity. New Haven has the region’s largest percentage of government-assisted

public housing. The City’s Consolidated Plan notes the need for a more “balanced approach of market-rate and affordable units, spread more evenly across the entire South Central CT region”. ECC/HANH and its instrumentality, The Glendower Group, is a major developer and subsidizer of affordable housing in this region. This initiative proposes to allow ECC/HANH and Glendower to expand its reach into neighboring areas of opportunity.

Currently, achieving significant increases in mobility moves to areas of deconcentrated poverty has been difficult. Most ECC/HANH assisted families lease in the City of New Haven – a city of high rates of poverty (over 25% of families live in poverty). Affordable housing in the city is increasing with over 20 % of housing units subsidized. Most census tracts in the city are classified as concentrated poverty areas. This initiative seeks to allow ECC/HANH and its instrumentalities to develop housing opportunities that allow families from ECC/HANH waitlists to obtain housing opportunities that currently do not exist.

During FY 2021, ECC/HANH identified a partner agency through its competitive PBV RFP to develop housing in the neighboring town of Branford CT. ECC/HANH awarded 40 units of PBV to this developer for the redevelopment of a formerly elderly only development into family affordable housing of which 40 will be subsidized by ECC/HANH vouchers for families currently on the ECC/HANH waitlist. 20 vouchers will be allocated for current residents and 20 vouchers will be allocated for applicants when the property is developed.

During FY 2022, ECC/HANH entered into an MOU with Branford Housing Authority and completed the AHAP and assist with subsidy of existing residents. Groundbreaking occurred in FY2022 and construction is expected to be completed in FY 2023.

Lease up for the 20 vouchers is anticipated in FY2023.

ECC/HANH continues to pursue other development opportunities in areas of opportunity.

ECC/HANH does not anticipate changes to this initiative or metrics.

Impact

HC #1: Additional Units of Housing Made Available

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	zero	Not to exceed 5% of ECCHANH’s total non-RAD voucher authority 65	0	No

Actual Non-Significant Changes

None

Actual Changes to Metrics/Data Collection

None

Actual Significant Changes

None

Challenges in Achieving Benchmarks and Possible Strategies

None noted to date.

1.22 Initiative 3.7 Non-Traditional Supportive Housing with Time Limited Support for Families Transitioning from Homelessness

Approved in FY19.

Housing Choice

Self-Sufficiency

Description/Impact/Update

ECC/HANH proposes to co-develop non-traditional housing supports for units of affordable housing for families transitioning from homelessness. This support is targeted toward families seeking economic self-sufficiency following shelter and transitional housing offered through a community provider. The first project developed under this proposed initiative would be a 19-unit development owned by Christian Community Action (CCA). Program participants would be identified from shelters owned and managed by CCA and from other family shelter providers in the greater New Haven area. Families will receive case management support to achieve work goals that support independent living in 24 to 36 months, with a maximum period of housing subsidy support for 36 months. This activity will be a 10-year PILOT program and at the conclusion of the pilot period, ECC/HANH will determine if it will make this Initiative a permanent activity.

Program participants would be identified from shelters owned and managed by CCA and from other family shelter providers in the greater New Haven area. Families will receive case management support to achieve work goals that support independent living in 24 to 36 months. Once families graduate from the program, they will receive an additional year of support and mentorship. These services will be provided by CCA's ARISE Center. The ARISE (Accessing Resources for Independence, Skill-Building and Employment) Center serves families that are residing within the CCA Hillside Family Shelter (HFS) and Stepping Stone Transitional Housing Program (SSTHP), as well as serving families for up to one year after they have moved from a CCA housing program and into permanent housing. The purposes of the ARISE Center services are to increase employability and promote family health, wellness, and stability through the work of the ARISE Employment Services and Child and Family Services.

ECC/HANH proposes to provide non-traditional housing support modeled on the housing choice voucher program with subsidy paid at the 110% payment standard. Program income generated from the use of housing choice vouchers will be used to support necessary improvements to the building and to offset a portion of the administrative expenses associated with the program delivery model.

All Program Participants will agree to a maximum period of housing subsidy support of 36 months. At the end of the program period, unless otherwise authorized, it is the expectation that families will move into non-subsidized permanent housing, identify subsidized housing options inside or outside of the City of New Haven, or pursue other housing options for their families. Program participants can be placed on the ECC/HANH PBV waitlist and are eligible to occupy one of the agency's project-based units while they are enrolled in the program or after their matriculation from the program. Participation in the program does not guarantee any housing assistance beyond the 36-month program period.

This activity will be a 10-year PILOT program and at the conclusion of the pilot period, the Authority will determine if it will make this Initiative a permanent activity. The 10-year pilot program is based on the following assumptions. (a) 1-year acquisition, renovations, and initial lease up period for program participants. (b) Completion of three thirty-six-month program cycles for participants, which will be approximately 50 individuals and families. Our goal during this period is for 70% of our families to transition out of the program with higher incomes and into non-subsidized housing options. Participants who either do not meet the program requirements and are voluntarily or involuntarily released from the program, or who fail to identify housing options for themselves when the program will be completed, will have to seek outside support to address their unmet housing needs. All program participants will continue to have access to ARISE Center staff once they leave the program to support their efforts to become or remain self-sufficient.

In the event that program model does not meet its intended results, ECC/HANH, working in concert with CCA, can either choose to make significant changes to the program model, or transition the development into more traditional subsidized housing development for families in New Haven, that would be subject to the normal requirements of ECC/HANH.

Selection Process, Eligibility and Criteria Families will be selected for participation of CCA's Moving to Work Program based on submission of completed application, income guidelines and willingness to fully participated in the Program.

Families that are homeless or at risk of homelessness, where the heads of household make a commitment to participate fully in the Program must submit a pre-application. All completed pre-applications will be time and date stamped and added to a waitlist maintained by CCA Workforce Housing Program. As openings becomes available families will be scheduled for a pre-screening interview. The Pre- Screening staff (the director of housing services and family coaches) will conduct a needs assessment focusing on the following areas: income, employment, childcare, housing and health, description of the Program goals and opportunities for the family to move to greater independence. The family will complete a full application to the Program. Along with the "full application" families will be required to submit the following documentation: proof of homelessness (letter from shelter provider), proof of income from all income sources, photo identification, birth certificate, social security card, health insurance card for all household members and immunization record (all the children).

To be eligible, household income cannot exceed the income limit of the New Haven-Meriden Area Median Income of Very Low (50%) Income Limit (see income guideline below), and the family desire to move closer to independence by articulating their willingness to fully participate in the workforce housing program for a successful exit to permanent housing.

Income Criteria: Total Household income cannot exceed the income limit for each household size:								
New Haven-Meriden Area Median Income - Very Low (50%) Income Limit								
Household size	1	2	3	4	5	6	7	8
Income Limit:	32,100	36,700	41,300	45,850	49,550	53,200	56,900	60,550

Impact

The Authority worked with the CCA, a community provider, on a timeline for rehabilitation and financing. Construction was completed during FY2021. Program guidelines were developed and approved. Lease up began in FY2022.

To date ECC/HANH has leased 15 units to families who were formerly unhoused and transitioning from temporary housing. Upon admission, 42% of head of households were employed either full time or part time. 100% of the household had children with 64% of the households with 2 or more children. The children are all of school age. Having a stable place to live will give the families stability to be able to look for stable employment and provide food and essentials for the family. Stable housing will also benefit the children in their education and other areas of their lives.

ECC/HANH anticipates making self-sufficient and successful with this initiative and will work with CCA to track their progress.

Outcomes

HUD-Required Metrics

SS#1: Increase household income				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Family income	As families are enrolled baseline household income will be determined. At baseline, family	33% of families will experience an increase in family income 6	2022: 13 of the 15 families leased enrolled at under 30% AMI.	ECC/HANH is unable to determine at this time if family's income increased as

	income will be below levels required for unassisted housing \$17,305 (average gross income of initial families)		2 families fell within the 30% to 50% AMI. The average household gross income is \$17,305	families just began lease up and enrolled in the program in July 2022.

SS#3: Increase positive outcomes in employment status

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Enrollment in part- and full-time employment	At baseline, all families will be engaged in workforce training or educational program, part time employment or full-time employment	50% of families will be enrolled in a part time or fulltime employment by the end of year 1 of their admission to the program.	2022- 43%	No

SS#8: Households transitioned to self sufficiency

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Transition to access housing without assistance	At baseline, no families will meet economic self-sufficiency measures as indicated by ability to lease unassisted in the market 0	About 33% of families are anticipated to reach self-sufficiency goals in year one	N/A	N/A

HC#1: Additional units of housing made available

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?

Housing units	At baseline, 0 units of term limited nontraditional housing are available.	By year one, 18 new units of term limited nontraditional housing units will be available	N/A	N/A

Actual Non-Significant Changes

None

Actual Changes to Metrics/Data Collection

None

Actual Significant Changes

None

Challenges in Achieving Benchmarks and Possible Strategies

Delays in program start occurred due to program design and staffing challenges therefore lease up did not occur until the end of FY2022. Currently 15 of the 18 units are leased. ECC/HANH anticipates the remaining units to be leased up in FY2023.

Self Sufficiency

Initiative 1.23 - St Luke's Whalley Avenue Development

Approved and Implemented in FY22

Description/Impact/Update

ECC/HANH through its instrumentality The Glendower Group, seeks to partner with a community based developer, St. Luke's Development Corporation to redevelop, multiple adjacent commercial parcels along Whalley Avenue just walking distance from downtown New Haven and Yale University into a premier mixed-use development including commercial/retail space and market and affordable units. Currently under design, the project plans will provide for a comprehensive transformation of the corner of Whalley Avenue and Sperry Streets in the city of New Haven.

The project's parcels are in a newly designated "opportunity zone," where certain investments will be eligible for preferential federal tax treatment. The Project shall consist of approximately fifty-five residential units and appurtenant commercial or retail space. The occupancy and income requirements shall conform to the requirements for "qualified residential projects" under section 142 of the Internal Revenue Code as well as the requirements of any other funding program. The St Luke's Whalley Avenue Development Project will include the demolition of the commercial structures located at 117-125 and 129 Whalley Ave. and raze a multi-family building over ground floor commercial/retail space with a lower-level buildout for community access and use.

St. Luke's Development Corporation (SLDC) has acquired parcels located at 117-125 & 129 Whalley, 10-12 Dickerman, and 34-36 Sperry. SLDC requires certain predevelopment and development services in connection with the development of the Project, has determined a need for a co-developer to assist with the development of the Project, and desires to work with Glendower as co-developer to undertake the Project. The St Luke's Whalley Avenue Development Project will redevelop multiple adjacent commercial parcels along Whalley Avenue just walking distance from downtown New Haven and Yale University into a premier mixed-use development including commercial/retail space and market and affordable units.

In 1997, congregants of St. Luke's Episcopal Church founded St. Luke's Development Corporation (SLDC), a not-for-profit corporation in order to provide neighborhood retail amenities, high-quality affordable housing, and affordable office space in New Haven's Dixwell neighborhood and on Whalley Avenue. SLDC's first project, Josephine Jarvis Gray Senior Housing, completed in 2007, provides eighteen affordable units for elderly residents in New Haven's Dixwell neighborhood. Additionally, and SLDC has developed an eighteen-unit, \$3 million low-income senior housing facility located at 120 Goffe Street and has managed the \$595,000 rehabilitation of a two-family home at 16 Dickerman Street.

The Glendower Group (Glendower) is a nonprofit 501(c)(3) corporation, established in November 2001, is an instrumentality to ECC/HANH. Glendower has been engaged in the development of real property for the past 20 years and has successfully developed over \$560 million worth of developments in New Haven, Connecticut: Glendower is at the forefront of those leading the private sector market in affordable housing. Glendower provides comprehensive and integrated real estate development services specializing in affordable housing. Glendower's vision has always been high-quality, innovative, and fiscally sound housing for families.

This mixed income project will contribute to promote healthy lives, a strong community and robust economy. Residents of the Whalley Avenue building will have easy access to area amenities providing them the opportunity to participate in social activities and services available in their community. The pedestrian-friendly layout of the project will offer increased traffic to new and existing businesses leasing the commercial space, and the new building will improve curb appeal as it becomes the gateway to one of New Haven's most active commercial districts.

To assist in the development of this affordable housing development, Elm City Communities will provide up to 55 project-based vouchers utilizing flexibilities previously approved under MTW Plans. The project-based vouchers will be issued, consistent with all other ECC/HANH project based vouchers activities and will be issued in accordance with the HUD regulations and ECC/HANH redevelopment efforts. The Glendower Group, ECC's development instrumentality, will act as co-developer and will assist in the planning, implementation, and management of the property. Architectural plans are in the process of being completed and multiple applications have been submitted for financing have been submitted. It is anticipated that this development will use a 4% LIHTC mixed-finance model with a closing anticipated in FY23.

Impact

The creation of up to 62 units of affordable and mixed-income housing in a key location adjacent to downtown New Haven and Yale University. The site is walkable to a major grocery store, pharmacy, and other service and retail establishments. The site is also served by a 24/7 CT Transit bus service with links to downtown New Haven and the multi-modal Union Station.

In FY2022 the Glendower Group did not apply for the 4% Low Income tax credit as anticipated, however the Glendower Group applied for funding from the State Department of Housing, the Federal Home Loan Bank, and the Department of Economic and Community Development and is waiting for approval.

The architectural documents were not completed and the financial closings did not occur as anticipated.

Once this scenario is complete, construction will begin and it will take 18 months to assure that all required relocation activities will comply with the Uniform Relocation Act. Under this scenario the redevelopment will be complete, and all units occupied by the first quarter of calendar year 2024.

Outcomes

HUD-Required Metrics

<i>HC #1: Additional Units of Housing Made Available</i>				
<u>Unit of Measurement</u>	<u>Baseline</u>	<u>Benchmark</u>	<u>Outcome</u>	<u>Benchmark Achieved?</u>
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box. Up to 62	Housing units of this type prior to implementation of the activity (number). This number may be zero. 0	Expected housing units of this type after implementation of the activity (number). Up to 62	Actual housing units of this type after implementation of the activity (number). 0	Whether the outcome meets or exceeds the benchmark. No
<i>CE #4: Increase in Resources Leveraged</i>				
<u>Unit of Measurement</u>	<u>Baseline</u>	<u>Benchmark</u>	<u>Outcome</u>	<u>Benchmark Achieved?</u>
Amount of funds leveraged in dollars (increase). \$800,000	Amount leveraged prior to implementation of the activity (in dollars). This number may be zero. \$0	Expected amount leveraged after implementation of the activity (in dollars). \$29M	Actual amount leveraged after implementation of the activity (in dollars). 0	Whether the outcome meets or exceeds the benchmark. No

Actual Non-Significant Changes
None

Actual Changes to Metrics/Data Collection
None.

Actual Significant Changes
None.

Challenges in Achieving Benchmarks and Possible Strategies

The challenges to implementing this initiative is securing the necessary third party funds. Funding applications have been submitted to the State of Connecticut and Federal Home Loan Bank. A 4% LIHTC application will be submitted in FY23.

Initiative 2.1 – Family Self-Sufficiency (FSS) Program

Approved and implemented in FY07.

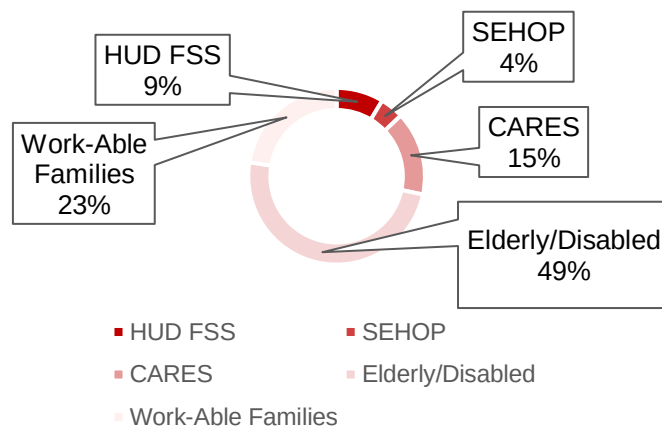
Description/Impact/Update

ECC/HANH's FSS program provides intensive counseling and case management services to help participant families achieve their self-sufficiency goals, according to each family's needs. Adding new services has allowed ECC/HANH to provide much needed support to a larger number of LIPH and Section 8 residents. Service referrals focus on: education, literacy, GED preparation, vocational and job skills and financial management.

The MTW FSS program serves up to 1,150 families.
This includes:

The following table details the number of enrollment slots for each program.

Enrollment in MTW FSS Program



Program	Number of Slots	Number Served in 2022	Benefits from Escrow	Owner	Supports
HUD FSS Grant Funded Slots	150	96	Yes	FSS Coordinators	RSCs, CED Managers & Supervisors
CARES Program	Up to 178	129	Yes	CARES Coordinator	CED Managers & Supervisors
Work-able families	60	35	Yes	Program Managers	FSS Coordinators, CED Managers & Supervisors, RSCs
	200	200	Yes	FSS Coordinators	
Elderly/Disabled	570	570	No	RS Coordinators	CED Managers & Supervisors, FSS coordinators
TOTAL	1158	1030			

Impact

This initiative is expected to increase the self-sufficiency of residents through employment, specialized training, higher education and increased earnings and savings. In a year impacted by the COVID pandemic, focus was on assisting residents in functioning in the virtual world, maintain income, wellness and emotional well-being and supports for academic engagement and achievement. Despite the challenges, many of our residents made great progress toward their goals and achieved self-sufficiency.

In FY2022, ECC/HANH planned to continue offering programming focusing on empowerment, childcare, financial literacy and mental health as well as continuing to promote class offerings to better serve residents' needs and to partner with other agencies that are a part of the Program Coordinating Committee (PCC).

During FY2022, 89% of the slots were filled. The FSS staff will conduct additional outreach to encourage more participation and fill up the remaining slots.

During FY 2022, 260 residents attended program and attendance remained consistent. Over 50 programs and workshops were presented virtually and on site. Through the agency's FSS program, 3 families became new homeowners in FY 22.

During FY22, the FSS Staff has assisted families achieve homeownership in a challenging market, in which Coordinators work with residents to set self-sufficiency goals that support employment, specialized training, higher education, and asset building. In addition to required one-on-one meetings with a Coordinator, FSS staff conducts outreach to engage all residents by continuing communication with flyers, case management, weekly email chain with updates/information among staff and participants, which enable our residents to effectively gain and maintain access to resources that can assist participants in pursuing opportunities in achieving self-sufficiency.

ECC/HANH also planned to include computer classes, job skills training and to assist families in finding employment, ECC/HANH also expected the average household earnings will increase and residents will continue to meet self-sufficiency goals.

In FY22, residents enrolled in the FSS program had an average earned household income of \$45,122 demonstrating a significant increase over baseline and in comparison to ECC/HANH overall population. Further, this supports that participating in FSS continue to demonstrate growth in annual family income and have exceeded the New Haven AMI of \$44,507.

ECC/HANH's focus on financial literacy is supported by additional outcome data from Cities for Financial Empowerment Fund Financial Empowerment Partnership (FEC) with the City of New Haven and CAHS:

- **201** ECC/HANH residents received services from FEC
- **189** direct referrals from ECC/HANH
 - o Residents from MTW Programs, including HUD FSS, CARES and Workable Families
 - o Key element was continued Case Management from ECC/HANH Coordinators
- **315** one-on-one budgeting sessions
- **175** outcomes achieved (individual goals reached)

- Coordinated efforts resulted in:
 - o **\$129,103 debt reduction** (37 residents)
 - o Average credit score **increased to 648** after receiving services (201 residents)

This shows that significant outreach and engagement in services yields marked improvements in credit scores and debt elimination.

**Focus for 2022 includes data sharing agreement that includes breakdown by program and baseline data at onset of referral.*

Some notable achievements for residents in Fy2022 are noted below.

- **O. N.** – She has been given the green light to move forward with communicating with a lender and pursue her homeownership goal. She meets the employment goal and her annual gross wages are \$46,935.72, she has saved over \$17,781.46 and has a credit score of 731.
- **K. S.** – She has been given the green light to move forward with communicating with a lender and pursue her homeownership goal. She meets the employment goal and her annual gross business wages are \$38,302, she has saved over \$2,000 and continues to work on savings. She has a credit score of 708.

Outcomes

HUD-Required Metrics

SS #1: Increase in Household Income				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earnings (wages) of households enrolled in FSS Program**	\$4,082 (2013)	Steady increase in average household earnings. Long-term Goal: meet or exceed NH AMI \$44,507	2022: \$45,122 2021: \$32,864 2020: \$33,633 Prior years' average income: \$24,072	Yes

SS #3: Increase in Positive Outcomes in Employment Status				
Employed full-time***	<u>2014</u> - Employed FT: 22	Steady increase in full-time employment for FSS participants	2022: - Employed FT: 55 - Employed PT: 7	Partial
Employed part-time	- Employed PT: 93		- Enrolled in Education: 94 - Enrolled in Job Training: 13	
Enrolled in an educational program	- Enrolled in education: 228		- Unemployed: 13 - Self Employed: 3 - E/D: 16	
Enrolled in job training program	- Enrolled in job training: n/a		2021: - Employed FT: 55 - Employed PT: 14	
Unemployed	- Unemployed: 113		- Enrolled in Education: 103 - Enrolled in Job Training: 10	
Other	- Other: N/A		- Unemployed: 585 2020: - Employed FT: 68 - Employed PT: 15 - Enrolled in Education: 107 - Enrolled in Job Training: 9 - Unemployed: 591	

SS #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of FSS households that have taken vocational and computer classes (excluding Specialized Training)	155 (2013)	200	2022: Total 260 117 Computer class 137 Educational 6 CDA Course 2021 -103 2020: 107	Yes

SS #3: Increase in Positive Outcomes in Employment Status

Prior years' average: 150

* This data includes SEHOP, CARES, elderly/disabled, resident-owned business services, and specialized services

** Average earnings include wages and other earnings. Note that 20% of FSS participants did not have income in FY17, but 50% in FY14 and 52% in FY13. In FY19 this average includes Work-able, FSS, & CARES Families.

*** Full-time employment if earned income (wages + self-employment) equates to 30 hours/week at CT minimum wage; unemployed assumes no wages. All FSS participants in FSS Log considered to be enrolled in educational program.

SS #8: Households Transitioned to Self-Sufficiency

Number of households who achieve homeownership	10	Steady increase in new homeowners annually	2022: 3 2021: 19 2020: 18	No

*The outcome includes all programs under the FSS initiative

At baseline ECC/HANH's FSS program was serving approximately 450 families and has grown to almost 800. At baseline, of the workable families, 25% of the families were employed and 25% were unemployed. The remaining 50% are elderly/disabled families who are part of the MTW FSS program. As the program has grown, we have specifically targeted unemployed families and they now make up over half of the families served. Due to this targeting, our metric for employment status shows an increase in unemployed families this year.

Families participating in FSS have demonstrated growth in annual family income and have exceeded the New Haven AMI of \$45,507.

Data reflects growth in the program and our specific targeting of unemployed families. Yet and still, full time employment for our FSS families has increased over baseline. The past two fiscal years have presented challenges to our families with regard to employment as a result of the COVID pandemic.

Similarly, the past two fiscal years have been challenging with regard to families enrolling in education and vocational programming. The majority of enrollment is in education programs. Computer classes and job skills were the most popular classes amongst our families. This year marked zero graduates from GED classes.

Actual Non-significant Changes

None

Actual Changes to Metrics/Data Collection

None

Actual Significant Changes

None

Challenges in Achieving Benchmarks and Possible Strategies

A key challenge for the FSS program is around promoting literacy for residents. One challenge has been in securing community partnerships to offer onsite programming for Adult Literacy and GED courses, as it has been difficult to meet the minimum number of participants required. Additionally, a survey administered by CED to residents revealed that many are uncomfortable admitting needs and taking onsite programs for literacy and GED, as it makes them feel vulnerable in the community. To better connect and serve participants, ECC/HANH is currently working with an organization known as Literacy Volunteers as well as Adult Education in New Haven to create a referral chain that will provide residents with confidentiality when connecting with and participating in literacy or GED programs. Participant surveys have also indicated a high need and interest in providing onsite English as a Second Language (ESOL) courses.

Initiative 2.3 – CARES (Caring About Resident Economic Self-Sufficiency)

Approved in FY12 and implemented in FY13.

Self-Sufficiency

Description/Impact/Update

Implemented in 2013, ECC/HANH implemented a new pilot program to promote HUD's mission to promote self-sufficiency throughout the agency. ECC/HANH developed a pilot self-sufficiency plan for the Brookside Phase II and Rockview Rental development that encompassed HUD's continued mission to increase self-sufficiency among residents and promote accountability. The C.A.R.E.S. Program (Caring About Resident Economic Self-Sufficiency) introduced the concept of term limits into the public housing and Section 8 programs administered by ECC/HANH. All residents, except those who are exempt under the program requirements, will be subject to a 72-month time limit on receiving rental assistance. The second component of the program requires certain individuals to participate in an extensive 24-month case management, supportive services program designed to overcome barriers to becoming self-sufficient. Residents returning to Brookside Phase I after redevelopment are exempt but can voluntarily participate in the program. ECC/HANH will use its MTW flexibility to fund the required social services component of this program.

Prior to signing a lease at the newly redeveloped Brookside Phase II and Rockview I Rental site, all residents will have a pre-orientation that will explain the CARES Program. At the end of the 72-month limit receiving rental assistance, the rent will be adjusted to a flat rent (public housing) or market rent (PBV), less any prorated assistance for household members who are seniors, 18 years of age or under, disabled or otherwise exempt, as described in the plan.

ECC/HANH recognizes that there are individuals who due to no fault of their own will not be able to achieve self-sufficiency on their own. Non-exempt individuals who have an Individual Service Plan (ISP) and case manager and show progress towards the goals of the plan will continue to be able to receive rental assistance if they continue to make progress towards their goals. There are two levels of engagement in the program: Full CARES and Transition CARES. This engagement is outlined here:

Full CARES Participant

- Has education and job skills that match demand in labor market
- Typically works full-time and earns a livable wage

Transition CARES Participant

- Does not have education and/or job skills that match demand in labor market
- Typically works part-time and/or needs job training to obtain higher wages or full-time employment

Residents and participants are incentivized to enroll in the CARES program because of the intensive supportive services offered, the escrow payment, and the increased control over the use of their escrow account funds (including subsidy dollars). In addition to the intensive supportive services for 24 months during the 72-month rental period, residents also receive a lump sum payment. The amount is deposited into an escrow account (REEF) and released upon graduation from CARES. The monthly subsidy payment will be pre-determined at an initial assessment conducted prior to lease up.

The funds in the REEF (accessible at or after year three) may be used to cover the following costs:

- a hardship (as defined under the Hardship Policy and Guidelines)
- purchase of a vehicle to attain or maintain employment (a one-time payment not to exceed \$3,000 after all other options have been exhausted)
- costs to start a small business (a one-time payment not to exceed \$2,500 after all other options have been exhausted)
- purchase of a computer
- enrollment in higher education, subject to the approval of ECC/HANH

While most intensive supportive services are provided during the first two years of the program, all participants continue to be able to avail themselves of support as needed. ECC/HANH anticipates that as barriers are addressed, the need for such intensive support will wane. This policy and procedural change have resulted in modifications to the MTW Plan, ACOP and Administrative Plan.

During FY2020, program changes were made in recognition of the global pandemic. This allowed for rent adjustments and withdrawals from REEF savings.

Impact

The CARES program continues to provide case management, resources and tools to support participants in reaching self-sufficiency. At the end of FY22, 102 participants were enrolled in the CARES program. Based on the total number of units at both Brookside II & Rockview, the program can hold up to 177 participants at any given time, however, the number can be higher if families who transfer from Brookside II or Rockview to Brookside I decide to continue to participate. Currently there is 1 participant at Brookside phase I who transferred to units from Brookside phase II and Rockview and opted to continue to participate in CARES. Additionally, the total number of participants include families who participated at any time throughout the year who either became exempt or moved out. The total count for FY 2022 included 129 participants of which 102 remained at the end of the FY. The total includes all families who participated in CARES throughout the year including those who graduated, moved out or became exempt. There are currently 53 units that have residents who are exempt from the program.

Historical program participation is as follows:

	Number of Transition CARES	Number of Full CARES	% Program Compliant
2013	38	24	83%
2014	68	48	98%
2015	92	83	90%
2016	82	56	46%
2017	63	64	100%
2018	73	75	46%
2019	51	69	94%
2020	47	68	97%
2021	36	81	95%
2022	50	52	97%

During the initial years of CARES, the majority of the families were in transition. Since 2017, that has shifted that now the majority of the families qualify as Full CARES participants demonstrating that consistent improvement in employment outcomes. In very promising news, 18 families graduated, meaning they are no longer housing subsidy and are self-sufficient.

The table below outlines the breakdown of families at these sites during FY2022.

CARES Participation End of FY22		
Program	Participants	Notes
Full CARES	52	1 out of 52 is BSI
Transition CARES	50	
Total at end of FY22	102	101 BSII/ROCKVIEW

Exemption	54	
Vacancy	4	
Graduate Market Rate/Flat Rent	18	

During FY22, the average income of all CARES participants was \$32,468. Comparatively, in Brookside Phase I LIPH units, which is not under the CARES program, residents have an average earned income of \$15,256. This represents a 53% difference when comparing average earned incomes between CARES and a non-CARES group. When looking only at families in the Full CARES program, the income data is even more promising with an average annual income for the 52 Full CARES families at \$48,363.

INSERT INFOGRAPHIC

In FY22 the approximate amount of funds in each participant's REEF account was \$11,036.01. Historically, the average amount requested by CARES participants to cover costs is \$3,000, which suggests that residents utilize an average 27.5% of the REEF account if they tap into it prior to graduation. Requests to cover costs are submitted and reviewed by a CARES committee with representatives from ECC/HANH and local agency partners.

In FY22 there were no requests from CARES participants to access the REEF account.

Below is a table highlighting the historical requests from CARES residents to utilize their individual REEF accounts to cover the following costs:

Request to Cover Cost	Total Amount Requested	Total Amount Approved	Request to Cover Cost
Purchase of a vehicle (16)	\$49,500.00	\$49,500.00	Purchase of a vehicle (17)
Down payment on a home (1)	\$10,448.11	\$10,448.11	Down payment on a home (1)
Purchase of a Computer (1)	\$500.00	\$349.00	Purchase of a Computer (1)
Enrollment in Higher Education (6)	\$14,449.00	\$14,449.00	Enrollment in Higher Education (6)
Start a small business (1)	\$1,000.00	\$1,000.00	Start a small business (1)
A hardship (4)	\$13,066.00	\$12,491.47	A hardship (4)
Other (7)	\$13,100.00	\$11,184.51	Other (7)
Denied requests (3)	\$8,000.00	\$0.00	Denied requests (3)
Total Requests (39)	\$110,063.11	\$99,422.09	Total Requests (40)

Currently every participant in the CARES program is receiving on-going support and assistance through Family Self Sufficiency programs, Resident Owned Business training, Connecticut Association Human Services support, CONNCAT Training School and external Homeownership programs which includes HUD Homebuyer seminars as well as other resources in hopes of reaching self-sufficiency. CARES is proving successful as we are seeing residents graduate with significant escrow savings, consistent and full time, well-paying employment. Residents also participate in a number of Asset Building programs and initiatives offered through a grant offered by the Cities for Financial Empowerment Fund and serviced through CAHS and the New Haven Financial Empowerment Center.

CARES is proving successful as we are seeing residents graduate with significant escrow savings, consistent and full time, well-paying employment. There is also a noted decrease in the number of families receiving TANF with zero Brookside II and Rockview residents currently in receipt of temporary cash assistance.

In FY22, there were 27 CARES participants who graduated from the program in FY2022. This included 3 participants who purchased homes, 12 participants who decided to stay and pay flat market rent and 9 who decided to move outside ECC/HANH. Average Earned Income of the 27 graduates is: \$47,421.09 Each resident successfully graduated before the 72-month CARES limit. Since the start of the program there have been 61 CARES residents who have graduated the program with 24 having purchased homes. All graduated on or before contract expiration date

INSERT Chart

FY 2022 CARES Graduates + Disbursements from REEF

Participant 1	\$0.00	\$8,184.70-after move out
Participant 2	\$3,000 (car)	\$8,507.20- after move out
Participant 3	\$3,000 (car)	\$19,894- after move out
Participant 4	\$1,495 (training course)	\$6,689.70- after move out
Participant 5	\$3,000 (Car)	\$3,942.14- after move out
Participant 6	\$0.00	\$14,438.00- after move out
Participant 7	\$0.00	\$ 8184.70-after move out
Participant 8	\$0.00	\$ 6,451- after move out
Participant 9	\$0.00	\$18,962- after move out
Participant 10	\$975 (CNA Course)	\$5,967.14-after move out
Participant 11	\$0.00	\$6,942.14-after move out
Participant 12	\$2,299.25 (Delinquent Bill)	\$5,885.45-after move out
Participant 13	\$0.00	\$4,848.69-after move out
Participant 14	\$3,000 (Car)	\$3,942.14-after move out
Participant 15	\$ 0.00	\$6,451-after move out
Participant 16	\$ 2,000 (Tuition)	\$6,184-after move out
Participant 17	\$ 0.00	\$22,055.47-after move out
Participant 18	\$1,443 (Medical Hardship)	\$9,956.15-after move out
Participant 19	\$8,184 (Down payment)	\$3,174.63-after move out
Participant 20	\$0.00	\$8,184.70-after move out
Participant 21	\$0.00	\$12,802.97-after move out
Participant 22	\$879 (Hardship)	\$8,197.10-after move out
Participant 24	\$2,500 (College Class)	\$6,184-after move out
Participant 25	\$ 0.00	\$8,189.76-after move out
Participant 26	\$ 0.00	\$8,200 after move out
Participant 27	\$ 1,500 (Course)	\$12,802.97-after move out

Total: \$29,695 (average disbursement before graduation \$1,155.37)
\$236,092.79 (average disbursement at graduation \$8,766.48)

Some examples of a CARES success stories include:

- A. S.: Closed on her home in East Haven, CT. A.S graduated with many accomplishments. She was not working when she moved into the CARES program. However, by year 2 in the program, she started working full-time at Yale University. During her time at Yale University, she received two promotions. She now holds a position as Senior Administrator for the Admission's department. She graduated with a Credit Score of 750 and a personal savings of \$10,000.
- C. S.: Currently a Senior at SCSU, C.S, graduated from the Social Work program while both working and attending school full-time. Additionally, she currently has \$36,000.00 in personal savings. She will be applying for the MSW program at SCSU.
- S. F.: Graduated from University of Bridgeport with her MBA in Marketing. S.F works full-time as Transitional Job Coach with the Boys and Girls Village. She is currently working with the Financial Empowerment Center through our partnership and is working to increase her credit score and build savings as she plans to purchase a two-family home.

Outcomes

HUD-Required Metrics

SS #1: Increase in Household Income				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average Income for Full Cares and Transition CARES participants*	Average income of population: \$16,897 in Fiscal Year 2013 (Adjusted to 2022 dollars – baseline \$22,046)	Average family income of \$45,000 by program completion (Full CARES)	2022: BSII Transition: \$16,678.00 BS II Full: \$45,160 Rockview I Transition: \$13,909 Rockview I Full: \$51,566 2021: BSII Transition: \$13,375.00 BS II Full: \$39,729.00 Rockview I Transition: \$14,963.08 Rockview I Full: \$44,116.00 2020: BSII Transition: \$17,586 BS II Full: \$36,734 Rockview I Transition: \$12,453 Rockview I Full: \$36,412 Prior years' average income BS II Transition \$15,404 BS II Full: \$32,046 Rockview I Transition: \$18,166 Rockview I Full: \$36,871	Yes

SS #2: Increase in Household Savings				
Unit of Measurement	Baseline	Benchmark**	Outcome	Benchmark Achieved?
Average amount of savings/escrow of participants	Zero	\$8,000 per participant	2022: Brookside: \$10,709 Rockview: \$11,712	Yes

affected by this policy in dollars (REEF accounts)		(Adjusted to 2022 dollars – baseline \$10,438)	2021: Brookside: \$10,811 Rockview: \$11,659.73 2020: Brookside: \$10,483 Rockview: \$10,920 Prior years' average savings: \$9,308	

SS #3: Increase in Positive Outcomes in Employment Status

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of participants enrolled in education /job development training	Zero	10% annual increase in enrollment of education/job development classes	2022 – 56 participants Higher Education: 8 College (4yr): 5 NHS Homebuyer: 5 Asset Building: 27 Financial Empowerment Center 1:1 Budget Counseling: 9 2021 – 117 total with 33 attending education and job training programs 4 ROB- Resident Owned Business 2 CNA - Certified Nursing Program 4 CDA child development associate 5 Adult Education 18 4-year college/trade school 2020- 108 participants total (may have attended more than one education job/training below) with 36 attending education and job training programs 19 in 4-year colleges/trade schools 7 in adult education 21 in homebuyer education course 10 in Healthy Start series 25 in Financial Empowerment Center 16 in ALICE Saves Initiative 10 in ROB entrepreneurship training	No (In FY22, many participants enrolled in these programs graduated and there are now new residents participating)

SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)

Unit of Measurement	Baseline	Benchmark***	Outcome	Benchmark Achieved?
Percentage of households receiving TANF assistance	2013: 4 (11% of Transition CARES)	Reduction by 20% of prior year households receiving TANF	<u>2022 Total:</u> Brookside Transition: 0 Brookside Full: 0 Rockview Full:0 Rockview Transition: 0 Reduction percent: 100% <u>2021 Total:</u> <u>Brookside Transition: 0</u> <u>Brookside Full: 0</u> <u>Rockview Full:0</u> <u>Rockview Transition: 1</u> Reduction percent: 75% <u>2020 Total:</u> Brookside Transition: 4 Brookside Full: 0 Rockview Full: 0 Rockview Transition: 0	Yes

SS #5: Households Assisted by Services that Increase Self-Sufficiency

Unit of Measurement	Baseline	Benchmark***	Outcome	Benchmark Achieved?
Number of participants receiving services aimed to increase self-sufficiency (participants who have completed CARES action plans)	Zero	10% annual increase	2022: 102 2021: 120 2020: 130 Prior years' average: 130	No (In FY22, 61 participants enrolled have graduated and stayed in their units which lowers the number of potential participants in CARES)

SS #8: Households Transitioned to Self-Sufficiency

Number of households who receive zero subsidy at the end of year six	Zero	12 by the end of the program; Estimated length of the program is six years in total	2022: 27 (includes 3 homeowners) 2021: 11 (includes 5 homeowners) 2020: 13 2019: 8 2018: 0	Yes

SS #8: Households Transitioned to Self-Sufficiency*****

Number of households transitioned to self-sufficiency*	Zero	20 transitioned households	2022: 129 2021: 144 2020: 211 2019: 96	Yes

* Weighted income figures across Brookside and Rockview participants

** Benchmark was created in FY17 and may be reevaluated in FY22.

*** While this benchmark has been met, it may be reevaluated in FY22 to reflect the idea that there will always be a certain percentage of new participants on TANF and the goal of transitioning those participants off TANF after enrollment.

**** This benchmark may be reevaluated in FY22 to reflect the fact that participation is capped by the number of residents in the two developments.

***** Self-sufficiency in this context is referring to the number of households that completed their FY 22 specific goals.

During FY2022, 27 families transitioned to self-sufficiency, graduating early. 3 families became homeowners. An analysis of CARES income data shows that families entering the program at CARES Transition are entering at around \$15,000 in annual income and this has remained consistent over the years. However, by the time families move to Full CARES, annual income has tripled. Looking at CARES savings data shows that our families are consistently earning between \$10,000 and \$12,000 in their REEF accounts and that they are saving the majority of the money allowing for use at graduation.

CARES participants have access to a full range of programming designed to support their self-sufficiency. Program enrollment for education and training programs totaled 56 participants in FY2022. Program attendance peaked in 2017 and then declined slightly as a result of a staffing change. Participation has remained steady since then. Notably during FY2020 and 2021, years impacted by the pandemic, participation remained steady for this programming.

Additionally, ECC/HANH CARES families are successfully transitioning from TANF. After reaching a peak in 2017 of 23 families receiving benefits, we have consistently seen these numbers drop. During FY2022, 0 CARES family received TANF benefits.

Internal Metrics

Enrollment				
Unit of Measurement	Baseline	Benchmark*	Outcome	Benchmark Achieved?
Number of Full CARES participants	Zero	25% Increase in Full CARES	2022:52 2021: 81 2020: 68 Prior years' average: 59	No (In FY22, many participants enrolled graduated and stayed in their unit which lowers the number of potential participants in CARES)
Number of Transition CARES participants	Zero	25% Reduction in Transition CARES	2022:50 2021: 36 2020: 47 2019: 51 Prior years' average: 67	No (In FY22, many participants enrolled graduated and stayed in their unit which lowers the number of potential participants in CARES)
Compliant with program requirements				
Number of participants compliant with the program's requirements	Zero	60% of new participants will remain compliant	2022: 99 (97%) 2021: 111 (94.9%) 2020: 129 (97%) Prior years' average: 80%	Yes

* These benchmarks may be reevaluated in FY22 to reflect the fact that participation is capped by the number of residents in the two developments and the importance of serving new residents who may be fit for Transition CARES. In the future, the benchmark may focus on the percentage of new participants who are transitioned to Full CARES within a certain amount of time.

Actual Non-Significant Changes

None

Actual Changes to Metrics/Data Collection

None

Actual Significant Changes

None

Challenges in Achieving Benchmarks and Possible Strategies

Program Compliance: Although the number of new participants who are compliant with program requirements (97%) has exceeded the benchmark of 60% of participants, this nonetheless still represents a program challenge. Program staff are working toward ensuring 100% program compliance.

Initiative 2.4 Teacher-in-Residence

Approved in FY15 and implemented in FY15.

Self-Sufficiency

Description/Impact/Update

The Teacher-in-Residence program is part of an ECC/HANH youth initiative known as ECC Believes. The initiative is based on the premise that although some young people growing up with limited resources can rise above their circumstances to advance academically, personally, and professionally, most require intensive supports from an array of service providers and community-based organizations. ECC/HANH is leveraging a new housing policy to advance academic outcomes for student residents. The initiative is also a motto that ECC/HANH believes in—that each of our students can achieve excellence through individual and family supports to help them on their way towards success. ECC Believes includes academic supports and afterschool programming to reduce the achievement gap, parent and family engagement in children’s education and increasing program opportunities that support post-secondary education.

Launched in FY16, as part of ECC Believes, ECC/HANH sought to make academic supports readily available to the approximately 2,000 school-age youth residing in our developments. Modeled after the Officer-in-Residence program implemented through HUD approval, ECC/HANH proposed a new MTW initiative that would offer housing to teachers in exchange for the delivery of homework help and tutorial services for our youth. Teachers housed through ECC Believes are called “Teachers-in-Residence.”

The initiative aims to serve both ECC/HANH youth and their families. First, the initiative focuses on necessary academic assistance. Second, having the Teacher-in-Residence onsite also aims to help bridge an historical divide between educators and our families, working to build community and shift traditional relationships between teachers and parents. In turn, the program creates space for experiential learning, living, and communication. By grounding support where families live, the initiative aims to build relational pathways from the home into the classroom.

Teachers in the pilot program, as part of an agreement between ECC/HANH and each teacher, are required to provide educational assistance to ECC/HANH’s youth at two properties: McConaughy Terrace and Valley Townhouses. The teacher is currently housed at the McConaughy Terrace development.

The Educational assistance provided by each Teacher is defined as follows:

- A. Conduct a site-based homework help program at the developments in which the Teacher in Residence resides, in conjunction with ECC/HANH staff, throughout the school year.
- B. Provide homework help and/or tutoring for students in their respective ECC/HANH developments.
- C. Facilitate site-based meetings for parent residents, in conjunction with ECC/HANH staff, so that parents may better understand how to navigate the New Haven public schools; and
- D. Participate in the Tenant Resident Council.

Impact

The initiative is designed to include a data sharing agreement between the public schools and ECC/HANH. In FY19, to circumvent challenges in securing data on students’ academic outcomes from the school system, the Teacher-in-Residence began to incorporate the Math and Reading IXL program into the curriculum. This enabled the teacher to access data on students’ progress that is aligned with school assessment measures in reading and math. This also allowed the teacher to assess and track individual academic growth in reading and writing, as well as highlight challenging areas in both subjects.

In FY22, the Teacher in Residence who had been in place since the inception of the program resigned as a teacher and moved from her unit. This has resulted in a lack of progress in the program as we work to recruit a new teacher.

While working to recruit a new teacher we partnered with Southern Connecticut State University to have an intern support in a temporary program to serve the families. The Intern, who was assigned to work exclusively to support families and youth was an MS in Social Work Student was also a former New Haven Public School teachers with an MS Ed. During the placement, the Intern provided afterschool programming, case management to youth residents and developed program and workshop curriculum to support young children and families.

In the interim, while recruiting for a Teacher in Residence the following has taken place for families at the developments:

- Developed Young N Fun Reading Groups at McConaughy Terrace
 - o 73% of families with children aged 0-8 participated in the onsite program at McConaughy Terrace.
 - o Program encouraged reading, comprehension, social emotional learning, fine motor skills, etc.
 - o Parents attended and also received case management and community resources
- Increase in residents access Community Resources offered by ECC/HANH
 - o 21 of the families who worked with the intern were enrolled to receive diapers and formula through the Diaper Bank of CT.
 - o This represented 51% of the families engaged and 91% of families with children formula/diaper age.
 - o Met on-site monthly to pick up diapers and was on hand to answer questions, offer additional resources.
 - o All families also received access to books from New Haven Reads monthly
- Hosted a Winter Holiday Event
 - o 30 families attended and received gifts, books, craft activities, diapers, information about reading and math resources.

*Story about a family:

- Single mom living at McConaughy Terrace with two school-aged daughters (ages 10,7)
- Children received tutoring support from the TIR from 2019 to 2022, including summer sessions
- Program provided afterschool care for mom during working hours
- Mom and TIR met on an ongoing basis to discuss progress and strategies to support learning
- TIR communicated with the children’s teacher on an ongoing basis regarding reading levels, goals, benchmarks to coordinate efforts to build reading fluency in between 3rd and 4th grades. During that time, she progressed from reading 68 words per minute (slightly below benchmark for 3rd grade) to 100 words per minute (above benchmark for 4th grade)
- Quote from mom: “My kids have really enjoyed this program and look forward to going afterschool. I loved that I had someone in my neighborhood that was a teacher who could help me to better understand and support their progress.”

Outcomes

HUD-Required Metrics

SS #5: Households Assisted by Services that Increase Self-Sufficiency				
Unit of Measurement	Baseline	Benchmark***	Outcome	Benchmark Achieved?
Number of households receiving consultation and/or technical assistance	0	65% of school-aged children	2022: 10 2021:6 2020: 16	No

Internal Metrics

Enrollment				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of children at each session	10	10% Annual Increase	2022: 8 (average) 2021: 4 2020: 10	Yes
Minimum of 15 children enrolled over the course of the year	20	5% Annual increase	2022: 10 2021: 6 2020: 10	Yes
Increase student achievement in Literacy				
Improvement in individual reading levels	N/A	80% of students will increase one reading level (equivalent to one year's growth)	2022: 30% (3 children provided report cards) 2021: Cannot report; schools did not provide usable grades 2020: Cannot report; schools did not provide usable grades	N/A
Increase student achievement in Mathematics				
Improvement in individual mathematics levels	N/A	80% of the students will increase one math level (equivalent to one year's growth)	2022: 30% (3 children provided report cards) 2021: Cannot report; schools did not provide usable grades 2020: Cannot report; schools did not provide usable grades	N/A

Actual Non-Significant Changes

None

Actual Changes to Metrics/Data Collection

None

Actual Significant Changes

None

Challenges in Achieving Benchmarks and Possible Strategies

It has been a challenge to have 65% of the youth in the development participate. This goal was originally set when the TIR program was designed with a teacher at Waverly and a teacher at McConaughy. Our first lease up occurred at Waverly and the goal was to serve 65% of the 57 children living there (37 eligible youth). This seemed to be an achievable goal and average program enrollment in the first three years, as 24 youth would've achieved the 65% benchmark. Now that the teacher has been moved and two new developments are targeted with much higher number of children, the benchmark of serving 65% of the youth needs to be re-evaluated. The benchmark will be reevaluated in FY 23.

The department has been taking a number of actions to try to fill the TIR vacancy and to secure data from NHPS. In addition to working with the recruitment department at NHPS directly, we have hosted four information sessions for teachers, attended the NHPS teacher recruitment event, reached out to our network of community partners to assist with spreading the word about the vacancy. The department will also be reaching out to local colleges with education programs as well as other schools in the area as we work to secure a teacher. Additionally, ECC has been meeting with the new data team at NHPS to revisit the data sharing agreement and partnership to be able to secure the math and reading scores and useable grades.

ECC/HANH will continue to evaluate family comfort with this program delivery method.

Initiative 2.5 REACH Grant. Incentive Grant Program for ECC/HANH Residents Participating in Agency's Family Self Sufficiency Program.

Approved FY19 and Implemented in FY21

Description/Impact/Update

Activity Description

The REACH program is an establishment of an incentive Grant Program for ECC/HANH Residents participating in Agency's Family Self-Sufficiency Program. The REACH Grant will provide cash assistance to residents seeking to achieve defined self-sufficiency goals. (Participants do not include residents enrolled in HUD FSS Program or ECC/HANH CARES Program).

In FY 19 ECC/HANH proposed to phase out and replace the Earned Income Exclusion program with the REACH Grant Program. The REACH program will allow ECC/HANH residents that have elected to participate in the agency Non-HUD FSS Program, the ability to apply for and receive up to \$500 per year, for up to 5-years, to support the achievement of goals that they have established for themselves as part of the Individuals Self Sufficiency Plan. These funds will be managed by FSS Case Managers.

The REACH Grant Program is designed to reduce barriers and facilitate short term wins for residents as they move toward self-sufficiency. REACH grant funds will not roll over from year-to-year. The intent of not having funds carry forward from one year to the next, places an emphasis of goal achievement during each year of participation. This is a departure from previous programs that the Agency has established, for example, the CARES Program and the traditional HUD FSS Program, where participants can become eligible to build or grow dollars in escrow accounts. The funds from the escrow accounts can be used to purchase automobiles, as a down payment for home purchase or for educational expenses.

Instead, the REACH Grant is aimed to support our residents in different ways. This grant will assist in making the first or next step in a resident's pursuit of their goals possible, without a great deal of bureaucracy, but with full transparency.

REACH Grant Funds can be used by residents in the following ways:

- Books for School or Educational Courses**
- Application or Enrollment Fees**
- Uniforms**
- Testing Requirements**
- Tools and Equipment for Work**
- Technology**
- Small Emergencies**
- Short Term Transportation Needs**

Impact

During FY 21, preparations were made to prepare and implement a soft launch of the REACH grant incentive program. This program was created to assist in the long-term success and investment in our Residents. ECC/HANH's goal is to address the social and economic issues present in the lives of the residents. Given the higher-than-average poverty levels in the City of New Haven, ECC/HANH anticipates having a positive impact through case management, goal setting, and asset building support for residents.

During the soft launch of the program, there was one Resident who applied for the REACH grant and was approved by the REACH Committee. The Resident applied requesting the maximum amount of \$500 for automobile repairs in order to get her children to and from school and to look for employment. As a result of the grant, the Resident was able to transport her children to school and after school extra activities while being able to take job development courses. In addition to receiving the grant funding, the Resident also received wrap around services from the CED department. These

supports are through case management and coordination of services that are beneficial to the self-sufficiency of the household.

In FY22, ECC/HANH the number of participants increased by 700% (1 in FY 21 to 8 in FY 22) in participation and interest in the program. During assessments, 1:1's, catalogs and mailings, staff have been utilizing this time to remind Residents of the REACH program. In FY22, residents request funds for books for school, transportation needs and small emergencies. Other needs have been addressed by other programs or free funding through partners. As a result, from this grant, families were able to purchase books for secondary school without any barriers, get transportation fixed; which resulted in the Resident getting 2 part time jobs, and small emergencies for various reasons which resulted in barriers being removed so families can move towards self-sufficiency.

In addition to receiving the grant funding, all Residents received wrap around services from the CED department. These supports are through case management and coordination of services that are beneficial to the self-sufficiency of the household.

In FY 23, ECC/HANH can expect to see an increase in participation and interest in the program. During assessments, staff will offer the REACH incentive program to assist Residents reach their goals towards self-sufficiency. ECC/HANH expects to have an 5% increase in the average income outcome totaling \$14,200 in FY 23.

SS #1: Increase in Household Income				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average Income for REACH participants	Average income of population: \$14,000 (for non-HUD FSS)	5% Increase in Household Income for Non-HUD FSS Participants in the REACH Grant Program	2022: \$13,520 (8 participants) 2021: \$4,160 (1 participant)	No
SS #5: Households Assisted by Services that Increase Self-Sufficiency				
Unit of Measurement	Baseline	Benchmark***	Outcome	Benchmark Achieved?
Number of participants receiving services aimed to increase self-sufficiency	Zero	50% annual increase	<u>2022: 8</u> <u>2021: 1</u>	Yes No

SS #7 - Increase in Agency Rental Revenue				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total Household contributions towards housing assistance	\$990	5% Decrease in PHA MTW TBV Subsidies to Non-HUD FSS Participants	2022: \$494 2021: \$990	Yes No

Actual Non-Significant Changes

None

Actual Changes to Metrics/Data Collection

None

Actual Significant Changes

None

Challenges and Changes

Non-HUD FSS Residents are typically the hardest to engage, even if the engagement or follow through is to their benefit. During follow up, we learned that most of the hesitancy seemed to be due to lack of understanding the program. CED staff will continue to assist in providing clarity and removing any other household barrier.

In FY 23, ECC/HANH through surveys, interviews and 1:1 conversation will analyze the program to ensure our Residents have a greater understanding of the program.

Cost Effectiveness

Initiative 3.1 – Rent Simplification

Cost Effective

Approved in FY07 and implemented in FY08.

Description/Impact/Update

The full description of ECC/HANH's rent simplification program can be found in appendix 6.

ECC/HANH's rent simplification activities include the following major elements:

- 1) **Multi-year recertification cycles.** ECC/HANH utilizes the Enterprise Income Verification (EIV) system for all third-party verifications. In FY09, ECC/HANH implemented the multi-year recertification cycles that recertifies work-able families every two years and elderly/disabled families every three years. MTW families that do not meet the definition of elderly or disabled definition will be considered work-able families.
 - a. Triennial cycle (every three years) for elderly/disabled households (defined as head, co-head, or spouse is elderly and/or disabled)
 - b. Biennial cycle (every two years) for work-able households (those that do not meet the elderly/disabled definition)
 - **Rationale:** Very little change in income takes place with elderly/disabled families on fixed income on an annual basis. Given this consistency, there is little financial incentive for ECC/HANH to verify the income of elderly/disabled families annually. Work-able families will

also benefit from two-year cycles as they will not pay incremental rent increases on any income increases for the two years between recertifications.

- **Expected impact:** Administrative savings, increased resident satisfaction and reduced need for interim recertifications.

2) **Simplified Rent Tiers that incorporate deductions.** Rent tiers were built to simplify the rent calculation. Rents are based on \$1,000.00 income bands starting at \$2,500.00. Rent is based on the mid-point of each income band. In addition, ECC/HANH eliminated standard deductions for elderly, disabled and non-elderly households.

- **Rationale:** Using a band-based tiered rent schedule allows families to move away from verifying every dollar earned and deducted.
- **Expected impact:** Less intrusive recertification process and increased understanding of the rent calculation methodology.

3) **Exceptional expense tiers.** Households with exceptional expenses may request a rent reduction. This includes large families (with more than two children). It also includes families with excessive medical, disability assistance, or childcare expenses. Participants are not required to provide documentation of every expense and are instead expected to provide documentation sufficient to meet the appropriate tier. The amount of monthly rent reduction is established at the mid-range of the tier. Households with exceptional expenses will receive a direct reduction of the monthly rent. Regardless of the reduction, all participants must contribute a minimum of \$50 towards their monthly rent.

Tiered Amount of Expenses	Monthly Rent Reduction
\$ 2,000 - \$ 3,999	\$75 (equivalent to \$3,000 deduction)
\$ 4,000 - \$ 5,999	\$125 (equivalent to \$5,000 deduction)
\$ 6,000 +	Hardship Review

- **Rationale:** Excessive resources are dedicated to verifying deductions for childcare, medical and disability allowances. Third-party verifications of these amounts are difficult to accomplish, and the agency often relies upon second- and first-party verifications of these deductions. Obtaining verification data also places an undue burden on the resident.
- **Expected impact:** Administrative savings, simplified process for residents/participants and fewer recertification appointments are expected. Additionally, rent tiers have been built to minimize impact on residents during the initial years and to phase in rent increases over time. Residents will not experience an overwhelming rent burden but will be incentivized to increase their earnings over time as their rent gradually increases. The impact on income has been tracked.

4) **Minimum Rent of \$50.** ECC/HANH established a minimum rent of \$50 with the expectation that everyone pays something for housing. Residents who are unable to pay the minimum rent of \$50 can request a hardship exemption for a \$0 rent payment. To qualify, individuals must meet with the ECC/HANH Hardship Committee to determine the nature and length of the hardship. Rent is then modified accordingly based on the information collected. To move these residents towards self-sufficiency, they are referred to the Family Self-Sufficiency program if the adult household member is neither elderly nor disabled.

- **Rationale:** All families should pay something for their housing.
- **Expected impact:** HCV subsidy should decrease, and PH rent rolls should increase. ECC/HANH will monitor the number of families on minimum rent and hardship requests to gauge the impact on families.

5) **Transition to Avoid Hardships.** There will be a transition period of one year from the current income-based rent determination process to the new income-tiered rent determination process. No family will have an increase in Total Tenant Payment (TTP) during the first year they are subject to the requirements of this Rent Simplification Policy.

- a. Year 1: No family will have an increase in TTP
- b. Year 2: No family shall be subject to an increase in TTP greater than \$25/month
- c. Year 3: No family shall be subject to an increase in TTP greater than \$50/month
- d. Year 4: No family shall be subject to an increase in TTP greater than \$75/month
- e. Subsequent years: No family shall be subject to an increase in TTP greater than \$100/month

Increases are based on a family's monthly TTP in the year immediately preceding the implementation of the Rent Simplification Policy.

- **Rationale:** Limit undue hardship to families due to minimum rents and streamlining of deductions.
- **Expected impact:** No sudden increase in hardship applications due to rent simplification activities.

Impact

Multi-year recertification schedules.

In FY22 there were 3,092 HCV recertifications scheduled of which 2517 were eligible for the multi-year recertification schedule.

The total number of HCV families served in FY2022 was 5311. In FY22 58% (3092) of the total number of HCV families were recertified.

Out of the 5311 families served, 47% (2517) of the families were eligible for the multi-year (biennial or tri-ennial) recertification.

Compared to the baseline, in FY07, prior to Rent Simplification, in which 3628 recertifications were processed, there is still a 14% decrease overall, although the number of families served has increased.

However, due to the RAD converted and LIHTC/PBV units, 28% of the 5311 families are not eligible for the multi-year recertification schedule and are required to recertify annually. However, some properties are able to self-certify due to LIHTC guidelines, thereby also reducing the staff time and easing the burden of families having to come in to recertify.

For LIPH, in FY2022, 599 recertifications were completed, which is 64% of the 933 LIPH families served. Prior to rent simplification, there were 1267 recertifications, which is a 53% reduction in recertifications scheduled and processed.

Overall, in FY2022, 3691 bi-ennial/tri-ennial recertifications were processed for HCV and LIPH, compared to the baseline of 4895, which is a 25% reduction in both programs.

In both program, there were 2382 interims processed compared to 1280 in FY2007. This is an unintended consequence that has resulted in an 85% increase in interim recertifications. This is due to the increase of number of families served combined to staff processing OCAF rent increases for HCV/LITHC properties and families requesting interim changes due to changes in income due to COVID.

There has also been a 25% reduction in printing costs of \$26,923 since 2007 to \$20,301 in FY2022, due to the reduction in the number of annual recertifications for families. ECC/HANH anticipates that cost decreasing as we implement an online portal for the processing of recertifications for families. That will reduce the printing and postage cost for mailing packets.

However, there is a 40% reduction if ECC/HANH were to mail packets to all 6244 families that were served in FY2022 compared to those served at the baseline year.

The biennial/triennial recertification process has reduced the required staff time to process the recertifications, reduced the burden for residents and participants from having to recertify annually and having to provide documentation for every dollar expense for deductions, and has allowed families to save money for any increase in wages in between recertification cycles.

Overall, the biennial/triennial recertification process has reduced the required staff time to process the recertifications by 25%, reduced the burden for residents and participants from having to recertify annually, provided documentation for every dollar expense for deductions, and allowed families to save money for any increase in wages in between recertification cycles. **However, the reduction is 11% overall considering the RAD/LIHTC recertifications.**

In comparison to how families served at baseline in FY2022 there was a 40% decrease

Minimum rent.

ECC/HANH established a minimum rent of \$50 with the expectation that everyone pays something for housing. Residents who are unable to pay the minimum rent of \$50 can request a hardship exemption for \$0 rent. These individuals meet with ECC/HANH Hardship Committee to determine the nature and length of the hardship and their rent is then modified accordingly based on the information collected. To move these residents towards self-sufficiency, they are referred to the Family Self-Sufficiency program if the adult household member is non-elderly/non-disabled.

In FY22, 25 applications for a hardship exemption to \$0 rent, were received and all 25 (100%) were approved. There are 483 (9%) HCV families and 122 (13%) LIPH families on either a hardship exemption or minimum rent of \$50. This equates to 10% of the families that ECC/HANH serves.

The FSS staff continues to work with the families in program such as job readiness, computer skills, job interviewing and GED and higher education classes.

Simplification of deductions. Even though the rent calculation was simplified with tiered rents and simplified deductions, most time savings have resulted from a decrease in the number of recertifications processed and a reduction in time required to process a recertification. **There has been a 25% decrease in staff time since 2007.**

Outcomes

HUD-Required Metrics

CE #1: Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Savings related to staff reduction due to implementation of multi-year recertification*	\$0	(\$133,000)	2022: \$201,171 2021: \$195,312 2020: \$189,624 2019: \$184,101 2018: \$178,739 2017: \$173,533 2016: \$168,479 2015: \$163,572 2014: \$158,808 2013: \$154,182 2012: \$149,691 2011: \$145,332 2010: \$141,099 2009: \$136,990 2008: \$133,000	Yes, in 2008 there was a LIPH Director and HCV Director; The LIPH Director position was eliminated. HCV director position (salary + benefits) in 2008 position was combined.
Total annual cost of printing and mailing documents related to annual recertification (excluding staff time; PH and HCV combined). *	\$26,923 (2007)	\$13,750	2022: \$20,301 • HCV \$17,006 • LIPH \$3,295. 2021: \$13,242 2020: \$17,282 2019: \$11,964 2018: \$16,123 2017: \$14,344 2016: \$17,391 2015: \$12,705 2014: \$14,927 2013: \$13,338 2012: \$16,924 2011: \$14,597 2010: \$23,639 2009: \$26,340 2008: \$26,175	No

*Annual HCV Director Salary from previous year multiplied by 3% increase.

CE #2: Staff Time Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total annual staff time in hours to complete annual recertifications (PH and HCV combined) **	12,238 (2007)	5,000 annual staff hours	2022: 8,489 (HCV 7,112) (LIPH 1,378) 2021: 8,120 2020: 8,240 2019: 4,671 ¹⁵ 2018: 15,138 2017: 5,998 2016: 7,273 2015: 5,313 2014: 6,133 2013: 4,850 2012: 6,154 2011: 5,308 2010: 8,596 2009: 9,578 2008: 9,518	No
CE #3: Decrease in Error Rate of Task Execution				
Average percentage error rate in calculating rents in annual recertifications (% files reviewed with errors)	11% of files (2011)	5% of files	2022: 6% (average of LIPH and HCV) 6% of files (HCV) 5% of files LIPH 2021: 5% of Files LIPH 2020: 0% of Files LIPH 2019: 10% of files (HCV) 2018: 0% of files (HCV) 2017: 1% of files (HCV) 2016: 1% of files (HCV) 2015: 24% of files (HCV) 2014: 24% of files (HCV) 2013: 15% of files (HCV) 2012: 10% of files (HCV)	Yes

* 4,895 PH+HCV recertifications (2007); 2,310 (2015); 3,162 (2016); 2,000 (benchmark); \$5.50 total cost per recertification packet: \$2.50 average cost of postage and \$3.00 printing (60-page recertification packet at \$.05 per page) per recertification pre- and post-new schedules.

** 4,895 PH+HCV recertifications (2007); 2,714 (2014); 3,162 (2016); 2,500 (benchmark); 2.5 hours average staff time (both PH and HCV) per recertification pre-rent reform per 2007-time study and 2.3 hours post-rent reform from 2014 HCV activity time study (average of work-able and elderly/disabled households recertification processing time)

¹⁵ Total number of annual staff time for HCV includes all HCV certs under Rent Simplification. Number of units where rent simplification is not utilized were backed out of the total annual cert count.

Internal Metrics

Rent Simplification Initiative Metrics				
Unit of Measurement	Baseline	Benchmark	Outcome*	Benchmark Achieved?
Number of hardships approved and hardship applications	2012: 122 approved/ 243 applications No baseline data available prior to 2012	No significant increase in hardships	2022: 25 approved/25 received 2021: 18 approved /20 received 2019: 18 approved/18 received 2018: 35 approved/102 applications 2017: 67 approved /73 applications 2016: 55 approved/94 applications 2015: 42 approved/111 applications 2014: 40 approved/213 applications 2013: 54 approved/195 applications	Yes

Rent Simplification Initiative Metrics (continued)				
Unit of Measurement	Baseline	Benchmark	Outcome*	Benchmark Achieved?
Number of families on minimum rent	28 (HCV - 2010) 170 (PH - 2007)	Decrease in minimum rent households	2022 483 (HCV); 122 (LIPH) - 25% of total families served 2021: 397 (HCV); 101 (PH) 2020: 378 (HCV); 103 (PH) 2019: 246 (HCV); 246 (PH) 2018: 412 (HCV); 165 (PH) 2017: 380 (HCV); 171 (PH) 2016: 360 (HCV); 233 (PH) 2015: 348 (HCV); 213 (PH) 2014: 341 (HCV); 233 (PH) 2013: 314 (HCV); 212 (PH) 2012: 287 (HCV); 180 (PH) 2011: 227 (HCV); 183 (PH) 2010: 28 (HCV); 153 (PH) 2009: 33 (HCV); 147 (PH) 2008: 121 (HCV); 161 (PH)	No
Number of annual interims processed (PH and HCV combined)	1,280 (2007)	1,300	2022: 2382 2,139 (HCV); 242 (LIPH) 2021: 1491 1,351 (HCV); 140 (LIPH) 2020: 2305 2,075 (HCV); 230 (LIPH) 2019: 1746 1,522 (HCV) 194(LIPH) 2018: 1231 949 (HCV); 282 (LIPH) 2017: 2493 2016: 2497	No

			2015: 1551 2014: 1539 2013: 1363 2012: 1967 2011: 1598 2010: 1196 2009: 1364 2008: 1140	

** The 2016 number of hardship applications and approvals was updated to the correct number.*

The biennial and triennial recertifications have eased the burden for most LIPH residents and HCV participants, particularly the elderly/disabled residents/participants who have little change to income. The rent tiers and elimination of standard deductions have also reduced the administrative burden for staff and the participants. The reduction in the number of pages for the recertification packet has reduced the cost of printing and time for the participant to fill out the packet and staff to review. Now that the initiative has completed a few full cycles, continual monitoring is needed to determine any additional tweaks that can be made to simplify the recertification process.

Actual Non-Significant Changes

None

Actual Changes to Metrics/Data Collection

None

Actual Significant Changes

None

Challenges in Achieving Benchmarks and Possible Strategies

Challenges in cost savings of printing and mailing of recertification packets and an increase of processing OCAF rent increase interim recertifications due to the increase of RAD and PBV/RAD non Rent Simplification reexaminations. ECC/HANH is looking into purchasing software for HCV families to recertify electronically. ECC/HANH will be evaluating the metrics for this initiative during FY23. As more units are undergoing RAD conversion and not subject to MTW Rent Simplification the anticipated savings will be adjusted.

Initiative 3.5 – HCV Rent Simplification/Cost Stabilization Measures

Approved and implemented in FY08. Updated in FY14.

Cost Effective

Description/Impact/Update

ECC/HANH enacted Rent Simplification measures consistent with the FY08 MTW Plan. This initiative expands upon those streamlining measures. This initiative replaced previous Initiative 3.3 (closed out) and was transitioned once HCV organizational changes and caseload optimization were completed.

This activity has three components:

Part 1. HQS Inspections on Biennial/Triennial Schedule

Unit inspections and rent increases are placed on a schedule consistent with recertifications to coincide. However, HCV participants and landlords can request a special inspection, if necessary, at any point that deficiencies are suspected.

- a. **Rationale:** History has demonstrated that most units inspected annually pass on the first inspection. It is reasonable to assume that given high pass rates, the quality of the housing lends itself to less frequent inspections.
- b. **Expected impact:** Savings in staff time related to inspection scheduling and a reduction in cost of the inspection contract with the City of New Haven are expected.

Part 2. Self-Certification for Fails Not Related to Health/Safety

ECC/HANH will use a self-certification process to follow-up with non-life threatening HQS inspection violations. Landlords and participants will be able to self-certify and submit documentation of corrected deficiencies for regularly scheduled HQS inspections. All participants retain the right to request a special inspection at any time.

- o **Rationale:** Currently, approximately 860 HQS inspections fail for items that are not health and safety related. The cost of these inspections is approximately \$61,000.00.
- c. **Expected impact:** The number of re-inspections related to minor fails that are not health and safety related is expected to decrease.

Part 3. Landlord Rent Increases on Biennial/Triennial Schedule

Landlord rent increases are only processed at the time the family is recertified. These recertifications take place biennially for work-able families and triennially for Elderly/Disabled families. HQS inspections are placed on the same schedule as HCV recertification. Since HCV caseload optimization will change recertification dates, HQS inspection dates have changed correspondingly. See Initiative 3.1 for definitions of Elderly/Disabled and work-able families.

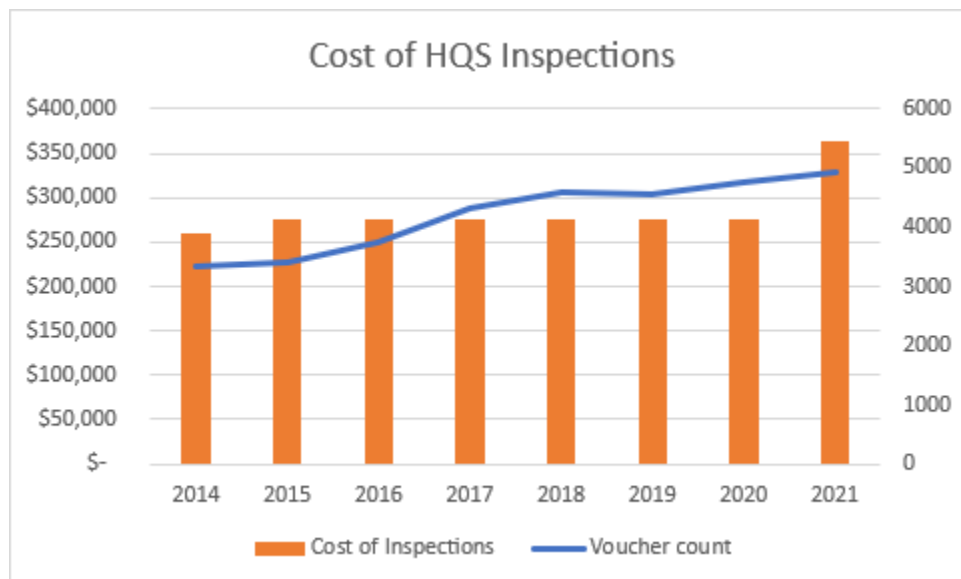
- **Rationale:** Requests for rent increases were allowed annually. Among the 3,500+ landlords, an average of 700 rent increases were requested and approved annually. This represents 20% of the assisted units, which suggests that most landlords are not requesting annual increases.
- **Expected impact:** Savings in HCV staff time is expected because of reduction in the number of requests related to landlord rent increases.

Impact

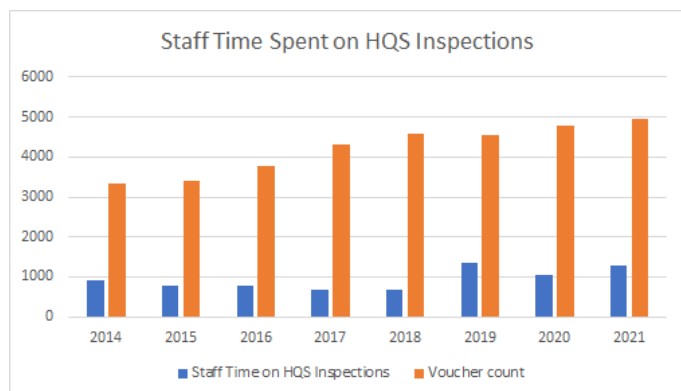
ECC/HANH has seen a significant increase in voucher utilization over time. ECC/HANH's HQS inspection was meant to create administrative savings while not sacrificing the quality of housing offered to families. By inspecting units every

two or three years we anticipated reduced inspection costs. Since 2014, ECC/HANH has seen a 59% increase in voucher utilization and only a 40% increase in inspection costs from FY2019.

Cost per inspection has fallen from \$77 to 968 from FY 2015 to FY2022.

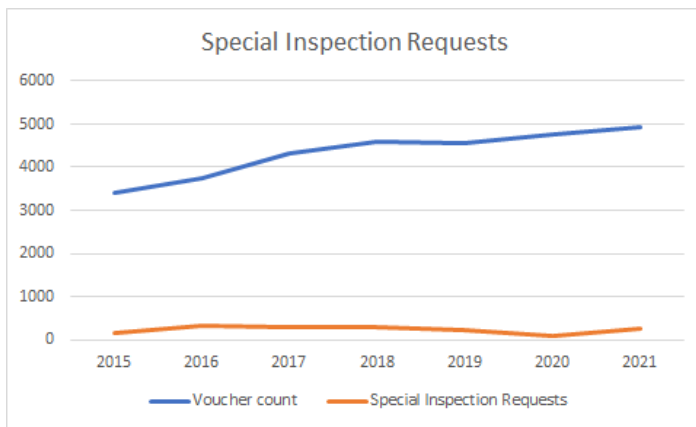


Staff time spent on HQS inspections has been reduced. Although vouchers increased significantly from FY2014 to FY2022, we saw staff time spent on HQS inspections drop precipitously with almost 308 hours of staff time saved in FY2022. During FY219 we saw an increase in staff time spent, however, this was corrected in FY2022 and since then has continued to show reductions despite the growing number of vouchers. It is important to note that ECC/HANH has seen a significant increase in RAD voucher utilization since FY2019 and these vouchers are not subject to the alternate year inspections. As more and more of ECC/HANH's portfolio becomes RAD (non-MTW) vouchers, the impact of this initiative will lessen.

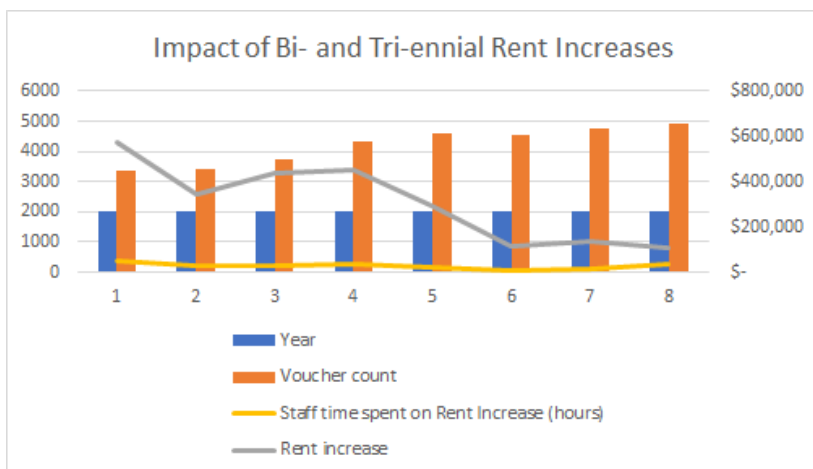


ECC/HANH wanted to ensure that the quality of housing did not diminish as we lessened our inspections. As such, we have tracked participant need for special inspections. At baseline, approximately 5% of units required a special inspection.

At the close of FY22, 7% of units required a special inspection. Since 2015 on average, 67% of units request special inspections. ECC/HANH is not seeing significant changes in this area.



ECC/HANH has tracked savings related to bi- and tri-ennial rent increases. Expense stabilization has been noted here as well. The amount of annual rent increases has decreased by 81% over baseline and the amount of staff time spent on rent increases had been minimized, although an uptick was experienced during FY2022 related to a backlog of RAD conversion related lease ups and recertifications. This is not anticipated to continue.



Outcomes

At baseline, the inspection the inspection contract resulted in a per inspection cost of \$77. Escalated to today's dollars (at straight 3% escalation), the contract would be \$98 per inspection. To reach a 25% reduction, 2022 per inspection rate must not exceed \$73 per inspection. The current rate is \$69 per inspection.

HUD-Required Metrics

Metrics Related to Inspections Components (1,2) of Activity				
CE #1: Agency Cost Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?

Cost of inspection contract with City of New Haven	\$259,000 (2014) *	25% reduction of inspection contract cost with City	2022: \$363,550 2021: \$363,550 2020: \$326,866 2019: \$275,379 2018: \$275,379 2017: \$275,379 2016: \$275,379 2015: \$275,379	Yes
Total HANH internal staff inspection scheduling time (annual hours) **	904 hours (2014)	367 hours	2022: 999 hours 2021: 1,274 hours 2020: 1,039 hours 2019: 1,352 hours 2018: 674 hours 2017: 670 hours 2015: 778 hours	No

2. * ECC/HANH's current (2014) inspection contract with the City of New Haven costs \$259,000. This number includes 860 inspections for fail items that are not health and safety related. These inspections cost \$61,000 to process. The proposed policy will allow self-certification for these issues.
3. ** # of HCV program inspections under current MTW inspection policy is 2,484. # annual HQS inspections expected to be further reduced to 1,467 due to proposed MTW elderly/disabled population change and proposed biennial/triennial inspection protocol; Staff spend 15 minutes scheduling "annual" HQS inspections. FY 2015 inspections = 3,111; 3,616 in FY 2014. Note that the outcomes include the initial and special inspections.

Metrics Related to Biennial/Triennial Landlord Rent Increase Component (3) of Activity

CE #1: Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Cost (in annual HAP) of processing landlord rent increases	\$573,000 (2014) *	\$200,000 Proportionate reduction of 40%	2022: \$140,585 2021: \$107,240 2020: \$136,428 2019: \$115,140 2018: \$296,520 2017: \$453,324 2016: \$437,580 2015: \$343,932 2014: \$573,000	Yes

CE #2: Staff Time Savings

Annual staff time (hours) spent processing landlord rent increases	401 hours (2014) **	Reduce by 40%	2022: 1472 hours 2021: 264 hours 2020: 98 hours 2019: 70 hours 2018: 141 hours 2017: 278 hours 2016: 232 hours 2015: 210 hours	No

* ECC/HANH processed 401 annual landlord rent increases in FY14 with average annual HAP increase of \$1,429 (\$119 per month). ECC/HANH processed 210 HCV landlord rent increases in FY15.

** ECC/HANH processed 401 annual landlord rent increases in FY14. 2014-time study found that landlord rent increases take an average of one hour to process.

Internal Metrics

Special Inspections				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of HCV special inspections	157 special inspections (2015)	No significant increase over baseline	2022: 373 2021: 265 2020: 82 2019: 208 2018: 277 2017: 274 2016: 338 2015: 157	Yes

*Self-certifications inspections were implemented mid-year 2017.

Actual Non-Significant Changes

None

Actual Changes to Metrics/Data Collection

None

Actual Significant Changes

Challenges in Achieving Benchmarks and Possible Strategies

Also, due to inflation and increased housing cost we're receiving a significant increase in owner initiated rent increase request.

B. NOT YET IMPLEMENTED

None

C. ACTIVITIES ON-HOLD

None

D. CLOSED OUT ACTIVITIES**i. Initiative 2.11 Community Health Network of****CT(CHNCT)**

i. Approved in FY2022. Not implemented. Closed out in FY2022

ii. Explain why activity was closed out

The activity was closed out due to the partner, Community Health Network of CT (CHNCT), being unable to commit to the initiative at this time.

iii.. Final Outcome and Lessons Learned

Due to the fact the initiative was not implemented, there aren't any final outcomes. Due to significant delays in approval and implementation, the proposed funder no longer had the ability to move forward. There aren't any statutory exceptions outside the current MTW flexibilities that might have provided any additional benefit to the activity

Self-Sufficiency**Initiative 2.2 – Incremental Earned Income Exclusion**

i. Approved and implemented in FY2008. Closed out in FY2022

ii. Explain why activity was closed out

After almost 10 years of implementing this initiative, it was found to be confusing for residents and administratively difficult to manage. ECC/HANH proposed and was approved to transition out of this initiative and this was replaced by the REACH grant program. As such, new families were not enrolled and existing families received their benefits through FY22. The number of individuals eligible for the Earned Income Exclusion in FY22 was 0 households and the initiative has been closed out.

iii., Final Outcome and Lessons Learned

It was determined that most participants enrolled in IEE were utilizing the monetary benefit up front since it is not an escrow but an income exclusion on their recertification. Historically, this did not result in any savings for participants. Data has shown that most participants have not saved the excluded earnings. Also, as a result of low participation and the inability to connect self-sufficiency outcomes to this initiative, ECC/HANH stopped adding new participants beginning in FY19.

Activity	Plan Year Approved/ Implemented	Year Closed Out
Initiative 1.1 – Development of Mixed-Use Development at 122 Wilmot Road	Approved in FY09. Development was completed and occupied in September 2013.	FY14
Initiative 1.3 – Fungibility	Approved in FY12 and implemented in FY13. HUD provided guidance that this was no longer required to be listed as an MTW initiative.	FY13

Initiative 1.13 – Creation of a Commercial Business Venture at 122 Wilmot Road	Approved in FY13. MTW authorization no longer required.	FY14
Initiative 1.14 – Redevelopment of 99 Edgewood Avenue (Dwight Gardens). ECC/HANH will use MTW Block Grant Banks to develop housing through a mixed finance process.	Approved in FY13. Never implemented.	FY14
Initiative 3.2 – UPCS Inspections	Approved and implemented in FY08. MTW authorization no longer required.	FY13
Initiative 3.3 – Revised HQS Inspection Protocol	Approved and implemented in FY11. Replaced with Initiative 3.5.	FY15
Initiative 3.4 – Mandatory Direct Deposit for Housing Choice Voucher Landlords	Approved and implemented in FY10. MTW authorization no longer required.	FY14
LIPH Income Targeting: Marketing Initiatives for Higher Income Eligible Families	Approved in FY08. Placed on hold in FY14 and closed out in FY16.	FY16
INITIATIVE 1.5—HCV Preference and Set-aside for Victims of Foreclosure	Approved in FY09. Implemented in FY10. Closed out in FY19.	FY19
Initiative 1.24F - Fulton Park Modernization	Approved in FY11 and Implemented in FY11	FY21
Initiative 2.11 Community Health Network of CT (CHNCT)	Approved in FY22. Implemented in FY22. Closed out in FY22	FY22
Initiative 2.2 Incremental Earned Income Exclusion	Approved and Implemented in FY2008	FY22

V. PLANNED APPLICATION OF MTW FUNDS

(V) PLANNED APPLICATION OF MTW FUNDS

ANNUAL MTW REPORT

A. FINANCIAL REPORTING

i. Available MTW Funds in the Plan Year

The MTW PHA shall submit unaudited and audited information in the prescribed Financial Data Schedule (FDS) format through the Financial Assessment System – PHA (FASPHA), or its successor system.

UNAUDITED/SINGLE AUDIT SUBMISSION TO FASS-PH, FY2022		
LINE ITEM #	DESCRIPTION	TOTAL
290	Total Assets and Deferred Outflow of Resources	\$45,955,202
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net Assets/Position	\$45,955,202
70000	Total Revenue	\$105,308,931
96900	Total Operating Expenses	\$24,726,511
97000	Excess of Operating Revenue over Operating Expenses	\$80,582,420
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$6,249,806

** Line 10000 includes \$1,761,462 of depreciation expense. Excluding depreciation expense Line 10000 would show an excess of revenues over expenses of \$8,011,268

ii. Expenditures of MTW Funds in the Plan Year

The MTW PHA shall submit unaudited and audited information in the prescribed FDS format through the FASPHA, or its successor system.

iii. Describe Application of MTW Funding Flexibility

The MTW PHA shall provide a thorough narrative of actual activities that use only the MTW funding flexibility. Where possible, the MTW PHA may provide metrics to track the outcomes of these programs and/or activities. Activities that use other MTW authorizations in Attachment C and/or D of the Standard MTW Agreement (or analogous section in a successor MTW Agreement) do not need to be described here, as they are already found in Section (IV) of the Annual MTW Report. The MTW PHA shall also provide a thorough description of how it used MTW funding flexibility to direct funding towards specific housing and/or service programs and/or other MTW activity, as included in an approved MTW Plan.

APPLICATION OF "MTW FUNDING" FLEXIBILITY

Single fund flexibility is made possible by the MTW program. It enables ECC/HANH to make improvements at some of its developments, enables vacancy prep which increases occupancy, enables major redevelopment efforts, continually improves the operational conditions of our RAD sites from our project-based vouchers, and enables provision of services to our residents through the self-sufficiency initiatives including SEHOP Capital Improvement program, Resident Owned Business program, and the Prison Community/Reentry Program as well as the Resident Services for Elderly/Disabled. For example, ECC/HANH spent approximately \$600,000 for the 62 units at Westville Manor, \$220,000 for the West Rock computer lab. The majority of the excess funds was spent on development costs.

B. LOCAL ASSET MANAGEMENT PLAN

- i. ☐ No Did the MTW PHA allocate costs within statute in the Plan Year?
- ii. ☐ Yes Did the MTW PHA implement a local asset management plan (LAMP) in the Plan Year?
- iii. ☐ Yes Did the MTW PHA provide a LAMP in the appendix?
- iv. If the MTW PHA has provided a LAMP in the appendix, please provide a brief update on implementation of the LAMP. Please provide any actual changes (which must be detailed in an approved Annual MTW Plan/Plan amendment) or state that the MTW PHA did not make any changes in the Plan Year.

No changes were made in FY2022

Activities Requiring Funding Flexibility Only

Initiative 1.8F – Farnam Courts Transformation Plan

Approved in FY11 and implemented in FY12. - FY22

Description/Impact/Update

This initiative resulted in the replacement of an aging and economically disadvantaged housing development with a resident-oriented, mixed-income, and mixed-use community, achieving the initiative's goal to transform an obsolete and unsustainable housing complex. The vibrant mixed-income, mixed-use development maintains affordable housing opportunities for residents and offer new amenities through the creation of a central park with a community building. Through the combination of additional initiatives including TDC and the replacement of public housing units with MTW block grant funds, the Farnam Courts Transformation initiative demonstrates how MTW flexibility provides synergistic opportunities to meet initiative goals.

As part of the transformation plan, ECC/HANH proposed not only the redevelopment of the housing units at Farnam Court, but also the transformation of the surrounding community. The Farnam Court transformation is intended to build a community that supports the long-term economic sustainability of ECC/HANH residents and promotes economic development along the Grand Avenue and Mill River corridor. Ultimately, the project reconnected the Farnam Court neighborhood with the Grand Ave corridor, the vital Downtown and Wooster Square neighborhood, and the Mill River neighborhood, an area with job opportunities.

ECC/HANH planned to redesign the infrastructure to create more traffic flow through the community, redesign the housing units to be more spacious, introduce market rate units, and remove social and economic barriers that individuals and families are facing by providing supportive services and creating access to opportunities. New opportunities may include improved access to jobs, high quality early learning programs, public assets, public transportation, and high-quality public schools and education programs.

Farnam Courts Transformation replaced 240 units of housing originally built in the 1940s and most recently improved in the 1980s. The redevelopment occurred in phases resulting in 228 replacement units and additional market rate units. The redevelopment includes new roads, streets, infrastructure, and utilities funded through a \$8 million capital investment from the City of New Haven.

This initiative involves multiple development sites and phases:

- Farnam offsite – Fair Haven consists of 57 units financed through 9% Low-Income Housing Tax Credits. The 57 units exist on two sites located in the Fair Haven neighborhood, an area undergoing significant reinvestment. The Chatham site includes 32 assisted units through the Rental Assistance Demonstration (RAD) program. The Eastview Terrace Phase II site includes 23 RAD assisted units and two Project Based Assisted units. This development is completed and fully occupied.
- Farnam Court Phase I – onsite involved the demolition of 148 units. These were replaced with two mid-rise 5 story buildings housing 94 units (86 PBV assisted and 8 market rate units) situated on 1.1 acres. These buildings house 7,400 square feet of commercial and community/program space. The community space support a comprehensive economic self-sufficiency program. This project is financed through LIHTC 4% Bonds, a \$4 million Connecticut CHAMP award, HUD MTW flexible funds, City of New Haven capital dollars, and private equity. This development is completed and fully occupied.
- Farnam Court Phase II- on site included the demolition of the remaining 92 units and construction of 111 units (87 RAD assisted and 24 market rate units) and a 3,600 square foot community center and park.

The following actions have been completed :

- Farnam Offsite Completed – Fair Haven consists of 57 units financed through 9% Low Income Housing Tax Credits. The 57 units exist on two sites located in the Fair Haven neighborhood, an area undergoing significant re-investment. The Chatham site includes 32 assisted units (Rental Assistance Demonstration Program). The Eastview Terrace Phase II site includes 23 RAD assisted units and two Project Based Assisted units. This development is completed and fully occupied.
- Farnam Court Phase I Completed – The first on-site phase included the demolition of 148 units. These were replaced with 2 mid-rise 5 story buildings housing 94 units --86 assisted and 8 market rate units situated on 1.1 acres. Additionally, these buildings house 7,400 square feet of commercial and community/program space. The community space will support a vibrant comprehensive economic self-sufficiency program. This project was financed through LIHTC 4% Bonds, a \$4 million State of CT CHAMP award, HUD MTW flexible funds, City of New Haven capital dollars and private equity. This development is completed and fully occupied.
- Farnam Court Phase 2 Completed – During FY19, ECC/HANH received all necessary funding commitments to proceed to the completion of Phase 2. Phase 2 was bifurcated into a 4% LIHTC phase (45 total units, including 36 RAD units) and a 9% LIHTC Phase (66 total units, including 52 RAD units). ECC/HANH was successful in obtaining both 4% and 9% LIHTC through the Connecticut Department of Housing Competitive Housing Assistance for Multifamily Properties (CHAMP) funding round. Farnam 4% began construction during FY20 and Farnam 9% began construction during FY 21. The Phase 2 9% LIHTC phase included the construction of a community building and public park. Both phases were completed in FY22 and are now fully occupied. This initiative is now complete.
- Due to funding flexibility, ECC/HANH spent \$43,203,819.00 on the transformation of Farnam Courts. The following amounts were spent on the various phases.
 - EVT - (1) \$25,190,366; (2) \$3,591,481
 - Farnam I-\$13,510,339; Farnam II(A) - \$487,813.98 Farnam II(B) - \$423,818.65

The impact of the completed project is expected to promote housing choice for low-income families by increasing occupancy, reducing density, creating a more marketable and sustainable housing development, reducing crime, and stimulating economic development of the surrounding neighborhood with new businesses and a renewed sense of community. All these factors are expected to improve the quality of life for current and future residents. Additionally, with a transformed place to call home, ECC/HANH anticipates an increase in participation in self-sufficiency programs, an increase that has been observed at other redevelopment efforts within the ECC/HANH portfolio.

Outcomes

HUD-Required Metrics

HC #2: Units of Housing Preserved				
Unit of Measurement	Baseline*	Benchmark*	Outcome	Benchmark Achieved?
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available	240 units	57 units at Fair Haven	57 Units completed (55 RAD and 2 PBV units completed at Fair Haven)	Yes,
		94 units at Farnam Courts Phase I	94 Units completed (86 RAD and 8 Market units completed at Farnam Courts I)	
		111 units at Farnam Courts Phase II	111 units completed including 88 RAD units	
		Total 262	Total 262 units	

Internal Metrics

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Internal Metric #6: Utility expenses per unit**				
Reduction of utility expenses per unit, pre and post redevelopment – Electric	Valley Waverly: \$900 per unit/ per month in 2012	5% reduction Electric utility expenses would reach approximately \$858.33 per unit	2022: \$157.84 per unit/per month at Fair Haven \$142.73 per unit/per month at Mill River 2021: \$144.14 per unit/per month at Fair Haven \$67.02 per unit/per month at Mill River	Yes
Reduction of utility expenses per unit, pre and post redevelopment – Gas	Valley Waverly: \$60.83 per unit/ per month in 2012	5% reduction Gas utility expenses would reach approximately \$65.83 per unit	2022: \$29.30 per unit/ per month at Fair Haven \$21.21 per unit/per month at Mill River 2021: \$18.83 per unit/ per month at Fair Haven \$23.94 per unit/per month at Mill River	Yes
Internal Metric #7: Crime Rate**				
Crime rate statistics, pre and post redevelopment	Farnam Courts FY19: 1	10% reduction in number of major crimes	2022: 1 major crimes	Yes

* The baseline and benchmark were updated for specificity in FY17. They previously referred to the entire ECC/HANH portfolio, rather than only Farnam Courts.

** These baselines will be updated to Farnam Courts data beginning FY19, per the FY19 Annual Plan.

Actual Non-Significant Changes

None

Actual Changes to Metrics/Data Collection

None

Actual Significant Changes

None

Challenges in Achieving Benchmarks and Possible Strategies

All benchmarks were achieved, and no changes were made to this activity. This initiative has been completed

Initiative 1.25F - Vacancy Reduction

Implemented in FY08.

Description/Impact/Update

ECC/HANH currently uses the funding flexibility to reduce vacancy by performing more unit turnover. To reduce vacancy, ECC/HANH has set a standard time period for unit turns by bedroom size. Typically, a 0- or 1-bedroom unit turn should occur within a 1-week period. A larger 3 to 5-bedroom unit may take several weeks longer, particularly if hazardous materials such as asbestos or lead have been found in the unit. MTW funding allows ECC/HANH to bulk, abate hazardous materials, renovate the unit, and manage all administrative functions supporting vacancy reduction.

Impact

During FY2022, a total of 179 LIPH unit vacancy turnovers were completed ending the year with an occupancy rate of 92%%.

Elm City Communities is undergoing redevelopment and modernization of significant numbers of units which requires a major scale resident relocation. In FY2022, ECC/HANH continued to utilize the funding flexibility to effectuate its redevelopment efforts in which parts of the portfolio needed significant rehabilitation. As we will not house relocation residents in units that are substandard, some vacancy dollars were used to prepare the vacant unit for the relocated resident. Turning a unit that is scheduled for redevelopment is an inefficient use of limited federal dollars. As such, we are balancing our redevelopment plan with our agency-wide vacancy reduction efforts. \$420,228 in MTW funds were spent for Vacancy reduction.

Elm City Communities is committed to reducing its vacancies and increasing its occupancy percentage.

ECC/HANH LIPH portfolio continued to include some developments slated for redevelopment so although our vacancy turn work was helpful for overall building inspection scores, the inclusion in the portfolio of these developments in need of investment depressed the average scores.

Outcomes*

HUD-Required Metrics

HC #2: Units of Housing Preserved				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?

Number of housing units preserved for households at or below 80% AMI that would otherwise not be available	1,970 units (frozen 2001 base)	No more than a decrease of 5% from previous year	2022: 2,246 units and 179 units turned 2021: 2,246 units and 95 units turned	Yes

Internal Metrics

Internal Metric #2: REAC Scores				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
REAC scores	REAC score of 80 for ECC/HANH's developments (those not reflecting local or increased TDCs)	10% increase. REAC scores would reach 88.	Refer to Appendix 8: ECC/HANH Development REAC Scores for specific data points.	No. The average REAC score for the ECC/HANH portfolio in FY22 was 51.
Internal Metric #3: Average work order				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Work orders per property	Average portfolio wide: 671 work orders per property	reduce volume by 50% or more over baseline	Average portfolio wide: 275 work orders per property Refer to Appendix 9: Work Orders, FY09 to FY21 for specific data points.	Yes
Internal Metric #8: Occupancy				
Occupancy	FY02 93%	95%	Refer to Appendix 11: LIPH Occupancy for specific data points.	No. The overall occupancy for all ECC/HANH properties was 92% in FY22.

** Metrics will be reevaluated and updated in FY19, per the FY19 plan.*

Actual non-significant changes

None.

Actual changes to metrics and data collection

None.

Actual significant changes

None.

Challenges and Changes

The developments in the LIPH portfolio are older stock and have a lot of deferred maintenance issues. Due to anticipated development activities, some of the capital needs in these developments are not repaired. Vacant units are turned over for occupancy and any emergency maintenance repairs are addressed. However, this leads to lower REAC scores. Once the properties are redeveloped, ECC/HANH anticipates that the scores will increase. Also, as we move aggressively through these redevelopment efforts there will be impacts on our occupancy/vacancy rates.

Initiative 2.6F - Resident-Owned Business Development Program

Implemented in FY11.

Description/Impact/Update

Implemented in FY11, ECC/HANH continues to strengthen the Resident-Owned Business (ROB) Development program by providing educational, financial management and other business growth training and technical services. Under this program, ECC/HANH serves residents that start their own businesses by providing technical assistance services. It was originally expected that ROB's will operate primarily in construction trades. However, over time this focus was broadened to include more business types. ECC/HANH continues to provide a revolving loan fund to which ROB's may apply for loans up to \$25,000 by submitting a bona fide business plan and letter of intent for a pending contract award option. ECC/HANH anticipates an increase in the economic well-being of those residents who successfully start and sustain their own businesses.

Impact

The ROB program has increased the economic well-being of residents who have successfully started and sustained their own businesses. For FY22, the average income of ROB households is \$34,232 compared to \$22,892 in FY21, an increase of 49.5 percent.

At the start of the year, ECC/HANH supported 5 ROB's and had a goal of expanding, however ECC/HANH experienced difficulty in soliciting for the right business development contractor to work with the residents. During FY22, the Resident Owned Business (ROB) program served 5 participants, all of whom received individual assessments and entrepreneurship consultation and/or ongoing training. To date, the ROB program has launched 29 businesses. The businesses range in interests and include a cleaning services, livery service and relocation service. Of the 29 residents who have launched a business through the ROB program, five are actively operating at the end of FY22.

Sadie's Pro Cleaning showed a 33% increase in earned income. The business has reported significant growth as it has added clientele and various new projects to the business model. The business is also being promoted through Google and other

online platforms. The resident was highlighted on a recent podcast, titled "Beating the Odds of Small Business Ownership and How Housing Programs Can Help" to talk about the business support she has received from ECC/HANH.

During FY22, ROB Sunny Dental Art Lab continued to receive consultation and/or technical assistance to secure the relevant materials needed to have her ECC/HANH loan request finalized and approved. The resident decided to rescind her request as she faced many personal hardships. Her request will be resubmitted when she advises. No new ROB loans were issued this year.

Resident Owned Business	FY 22 Reported Earned Income
(SM - Professional Cleaning Company)	\$85,655
(ST - Dental Lab)	\$23,400
(JG - Auto Repair)	\$31,200
(QJ - Logistical Trucking)	\$17,825
(JL - Hair Services)	\$13,081
EARNED INCOME AVERAGE	\$34,232

SS #1: Increase in Household Income				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households or individuals affected by this policy in dollars	\$38,785 (2014)	\$24,850*	2022: \$34,232 2021: \$23,436 2020: \$24,403 Prior years' average: \$21,262	Yes
SS #5: Households Assisted by Services that Increase Self Sufficiency				
Number of households receiving consultation and/or technical assistance	7 (2012)	10	2022: 1 2021: 15 2020: 36 Prior years' average: 27	No
Number of households receiving training**	7 (2012)	10	2022: 5 2021: 27 2020: 31 Prior years' average: 13	No

* The benchmark represents a 30% AMI published by HUD for a household of 4 individuals living in New Haven, CT.

** Training includes topics such as cost estimating, owning a business, business planning, financial management, contracts and proposals, etc.

Internal Metrics

	New loans issued	Dollar value of new loans	Amount outstanding	Amount under contract with ECC/HANH
2011		\$ 33,093	]	
2012		\$ -		
2013	2	\$ 74,423	\$ 29,959	\$ 800,000
2014	1	\$ -	\$ 10,541	
2015	1	\$ -	\$ 7,382	
2016	1	\$ 7,382	\$ 6,700	
2017	1	\$ 22,000	\$ 16,400	
2018	1	\$ 12,000		
2019	1	\$ -	\$ 8,000	
2020	1	\$ -	\$ 5,222	
2021	0	\$ -	\$ -	\$ 3,392
2022	0	\$ -	\$ -	\$
Total	9	\$ 148,898	\$ 84,204	\$ \$803,392

In FY22, the CED Department presented a workshop titled, “How to Promote Your Business” with 60% of the ROB participants in attendance. In addition, the department hosted a 1:1 session with each business to learn more about their individual business needs. During the discussions, 100% of the participants reported needing motivational support as entrepreneurs.

Actual non-significant changes

None.

Actual changes to metrics and data collection

None.

Actual significant changes

None.

Challenges and Changes

Historically, residents with business have been reluctant to report business information to ECC/HANH for fear disclosing financial information that could impact their housing although the temporary exclusion is explained in detail when we explain the benefits of participating the Resident Owned Business Program. While working to identify a new strategy to make this initiative more effective, the department sought a consultant who specializes in motivational support for entrepreneurs. The goal is to offer a robust approach that includes a more hands-on, interactive, outreach and support.

Initiative 2.7F. SEHOP CAPITAL IMPROVEMENT PROGRAM (PREVIOUSLY INITIATIVE 4.2F)

SEHOP CAPITAL IMPROVEMENT PROGRAM

Implemented in FY10

Description/Impact/Update

Implemented in FY10, this program supports SEHOP homeowners with necessary capital improvements that arise after being in the home for a minimum of three years. The program was created to increase the livability and value of recently purchased homes. This program supports new homeowners with necessary capital improvements costing \$500.00 or more that arise after being in the home for a minimum of three years. On a monthly basis, from the time of a SEHOP homeowner purchase, 1% of the purchase price of the home is deposited into the account to be available for capital improvements. Homeowners can access the funds after owning the home for three years.

Only those SEHOP homeowners with a current contract will have access to the program until the contract expires, or program participation ends.

Following an evaluation of the program in FY18, it was recommended that ECC/HANH would phase out and close the SEHOP capital improvement and program and MTW Initiative, with 27 eligible homeowners grandfathered into the benefit at that time. In reviewing this initiative, ECC/HANH has determined that the need for this service is low. ECC/HANH is closing and phasing out this initiative as the program is underutilized and is not directly related to the achievement of any resident self-sufficiency goal or outcome.

Since the review of this initiative, the SEHOP contract has expired for four households and 20 household remain eligible. In FY22, of the 20 eligible households remaining, three homeowners requested and received a disbursement for capital improvements.

A total of 20 households are receiving the allowance and zero households received a disbursement in FY21 for capital improvements.

In FY22, the capital improvement allowance account balance was \$226,171.96 and reflects disbursements to homeowners who utilized the benefit to cover structural repairs and emergency flooding in their homes

Since the inception of the program, ten households received disbursement for various capital improvements such as HVAC, plumbing, foundation, tree removal, demolition, ADA compliance, deck replacement with the total cost of improvements at \$89,114.73.

FY22 SEHOP Capital Improvement

Number of Households	Amount Disbursed	Capital Improvement Balance
20	\$27,527	\$226,171.96

In FY22, the CED Department hosted an annual meeting to discuss the program and the ways homeowners can utilize the funds. As a result of this meeting, three SEHOP recipients inquired about funds, which were disbursed as follows:

- One household received a total of \$7,950 for two different emergencies (mold removal & water sump pump installation).
- Another household received a total of \$9,750 to make one of their bathrooms ADA compliant for a member of the household with a disability.
-

- A third household received a total of \$9,827 to replace the HVAC system as she was without heat in her home.

Overall SEHOP Capital Improvement

Number of Households	Total Amount Disbursed Since Program Started to Date	Times Utilized
10	\$89,114.73	6 households utilized once 2 households twice 1 household utilized three times 1 household utilized four times

Actual non-significant changes

None.

Actual changes to metrics and data collection

None.

Actual significant changes

None.

Challenges and Changes

The initiative requires a resident secure three quotes for any improvement requests. During this process, the department found vast differences between quotes received with varying recommendations and prices for services. During FY22 the department has introduced a SEHOP Capital Improvement Committee to review quotes received and assist in recommending the contractor selected.

Initiative 2.8F - Prison Community Reentry

Implemented in FY10.

Description/Impact/Update

ECC/HANH serves individuals who have reentered society following incarceration by offering mentoring, training, and housing. ECC/HANH Reentry program candidates are referred by the City of New Haven and partner organizations. Participants are assessed and work to develop an action plan. ECC/HANH provides case management services to assist in meeting goals. Additionally, ECC/HANH's returning residents who join an existing household as part of our reunification reentry program may access these case management services also.

When the Reentry Program was initiated in June 2010, ECC/HANH established a preference for a maximum of 12 Low-Income Public Housing (LIPH) units. Additionally, re-entry is provided through the set-aside of HCV vouchers for use with returning residents through city program partners. Subsequently, the program's maximum capacity was increased to 16 LIPH housing units. ECC/HANH expects to enable participants to begin a journey toward self-sufficiency through remaining stably housed, gaining employment, and avoiding recidivism. This is hugely beneficial to the individual and his/her family, and to the community through gaining a productive member and reducing criminal behavior and prison-related expenses.

Given the significant need for housing for this population, ECC/HANH has transitioned to a waitlist management process where a percentage of all new admissions are targeted for re-entry applicants. This enables us to house more families without reliance on freeing an existing slot.

As of September 30, 2022, there were 29 active participants utilizing HCV for rental subsidy. During the fiscal year 3 families transitioned from unemployment income or zero income to earned income. Of the 29 participants the total number of families with earned income increased to 13 throughout the fiscal year.

3 shopping vouchers were issued to families during FY 2022 who are still searching for units to lease as of September 30, 2022. 1 Family was EOP'd; 1 Family's voucher was expired during the fiscal year because they failed to lease a unit with subsidy.

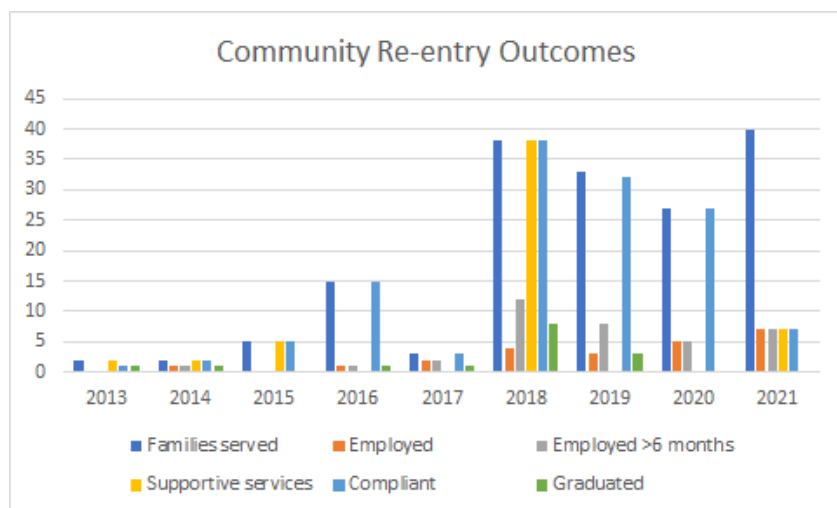
\$359,397.96 was spent in MTW funding for this initiative in FY22.

Impact

During FY 2022, there were no new admissions in the LIPH segment and there were 7 new admissions in the HCV segment. Due to the need for LIPH units for relocations due to redevelopment efforts as well as the number of 1-person disabled families on the LIPH Re-entry wait list, it proved difficult to lease those families. During FY23, ECC/HANH anticipates fully implementing the new wait list management approach.

For the LIPH segment ECC/HANH has increased the number of families served over time. When we were able to lease families in this Re-entry segment, the vast majority of families housed were lease compliant and complied with their action plans. This year ECC/HANH saw a significant increase in the number of re-entry residents who obtained and sustained employment. 45% of families have employment income and have held a job for more than 6 months.

The HCV Re-entry segment had the highest number of families with employment income this fiscal year.



SS #3: Increase in Positive Outcomes in Employment Status*

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Percentage of families with employment income as of 9/30/2021	0 (2010)	50% would be employed	2022 13/29 (45%) 2021: 7/40 (18%) 2020: 5/27 (19%)	No

Percentage of individuals remained employed for more than six months	0 (2010)	50% will be employed for more than six months	2022 13/29 (45%) 2021: 7/40 (18%) 2020: 5/27 (19%)	No

SS #5: Households Assisted by Services that Increase Self Sufficiency

Percentage of individuals referred for services**	0 (2010)	All individuals will be enrolled in Family Support Service or FSS Program	2022 29/29 (100%) 2021: 07/40 (18%) 2020: 0/27 (0%)	No

SS #5: Households Assisted by Services that Increase Self Sufficiency (continued)

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Percentage of individuals compliant with plan	0 (2010)	50% will be compliant with Service Plan***	2022 29/29 (100%) 2021: 7/40 (18%) 2020: 27/27 (100%)	No

SS #8: Households Transitioned to Self Sufficiency****

Participant program graduation during fiscal year (LIPH segment)	0 (2010)	50% will Graduate the program	2022 0/29 (0%) 2021: 0/40 (0%) 2020: 0/27 (0%)	No

* *Employed is defined as "living directly from an individual's profession or business." ECC/HANH includes part-time work in this definition.*

** *ECC/HANH includes in "referred for services" services such as compResident Services for Elderly/Disabled*

Actual non-significant changes

None.

Actual changes to metrics and data collection

None.

Actual significant changes

None.

Challenges and Changes

A significant percentage of our re-entry population are people living with disabilities causing a reevaluation of the goals around employment and self-sufficiency. The participants do not utilize the full program initiatives such as job readiness and higher education. However, participants are achieving the goals of stable housing and are remaining lease compliant.

Changes in waitlist management which are geared toward housing more families under this initiative may also prove to house more work able families. The goals for these families will be to work with case management, remove any barriers and achieve self-sufficiency.

Initiative 2.9F - Resident Services for Elderly/Disabled (Previously Initiative 4.4F)

Implemented in FY2003, Updated in FY2007

As of 2003, ECC/HANH implemented its Resident Services for Elderly/Disabled initiative in one of the buildings. The initiative was then extended to three additional sites in 2007. As of FY19, resident services has been expanded to all Elderly/Disabled Developments.

Description

The initiative began with the goal of supporting the quality of life for residents who are elderly, at age 62 and older, or living with a disability, and ensuring that residents can live independently and maintain self-sufficiency. Currently there are 392 Elderly and 187 Disabled families inclusive of 519 disabled individuals.

The initiative strives for this goal through:

- connecting elderly and disabled residents with the support needed to ensure a sense of community and companionship,
- decreasing isolation for those living alone,
- helping residents to access public benefits and supplemental income,
- making connections to medical and behavioral health services, and
- providing general support with access to basic needs, such as food, transportation, or housekeeping

Impact

The RSC role is funded in part through the Resident Opportunities and Self-sufficiency (ROSS) Grant, a HUD funded program that provides funding to hire and maintain service coordinators who work with residents living in public housing. Additional funding for RSCs and program services is through MTW flexible funding. Currently, there are two RSCs, that work with the elderly/disabled residents. In FY2022, ECC/HANH spent \$629,317 for Resident Services for the Elderly/Disabled.

- \$25,000 for contracted service with the Senior Tech Club
- \$80,653 for salaries from a ROSS grant
- \$119,914 in Supportive Services contracts

\$403,750 for other services

The initiative began with the goal of supporting the quality of life for residents who are elderly, at age 62 and older, or living with a disability, and ensuring that residents can live independently and maintain self-sufficiency. The case management services received continues to help residents to live independently in ECC/HANH communities, avoid eviction, and delay or prevent a move to a higher level of care. To carry out Elderly/Disabled programming, the Resident Services Coordinators (RSCs) take on several responsibilities to ensure a high quality of life for Elderly/Disabled residents.

Each RSC manages a case load of about 432 residents, they begin the service provision process by working through an Assessment with residents. This assessment helps to identify overarching needs, specify goals for future development, and illuminate any barriers that prevent residents from achieving self-sufficiency. Support for residents typically falls into two categories: intensive support, for those with substance abuse disorders or those who require regular medical care, and minimal support, for those who have infrequent medical care such as occupational therapy or require a one-time service such as nutrition education.

Number of individuals enrolled: In fiscal year 2021 the number of individuals enrolled was 579 residents. In FY2022 the residents enrolled increased to 726. There is a 25% increase. This increase is because residents relocating due to have received vouchers and moved out or relocated to other buildings. This year the buildings are completely leased up.

The average number of outreach efforts for the fiscal year was 783 in 2021. This year there is a decrease by 2.68%. The reason for the decrease is because we assessed and outreached only residents at two sites as compared to all the RAD relocations last year.

The average number of group meetings has increased by 26% in fiscal year 2022, however we have failed to achieve the benchmark because we were conducting the group meetings online and the elderly/disabled population did not attend due to barriers in using technology. The community rooms have been open since July and we have seen the number of attendances in person for groups.

There is an increase of residents who have transitioned to self-sufficiency in the fiscal year 2022 as compared to last year. This can be attributed to the increase amount of intensive case management received from the third-party supportive services as well as referring residents to the self-sufficiency programs.

The number of individuals compliant with action plan has increased to 26% this fiscal year as compared to last year. There is a direct correlation to the number of residents who are non-compliant with the action plan. This segment has also seen an increase of 13% this year as compared to last year.

ECC/HANH hired a Senior Tech Consultant because we recognized that due to COVID our seniors were the most vulnerable population. The consultant was hired to assist with some of the barriers for isolation prevention.

The following topics were covered:

- o Introduction to Tablets
- o Navigating tablet/Android O/S
- o On-line Banking
- o Accessing On-line Health
- o Accessing/Ordering On-line Prescriptions
- o Paying Bills On-line
- o Accessing the internet
- o How to use Zoom
- o On-line Shopping
- o Accessing On-line Banking

Measurement

HUD-Required Metrics

SS #5: Households Assisted by Services that Increase Self Sufficiency				
Number of individuals enrolled	102 (2012)	100	2022: 726 2021: 579 2020: 608 2019: 640	Yes: 25.38% increase This number is derived from the number of Households in the elderly/disabled buildings.

Average number of outreach efforts conducted per month	62 (2013)	85	2022: 762 2021: 783 2020: 770 2019:530	Yes. -2.68% decrease The table below shows the type of outreach and the numbers.

Outreach Efforts

Referrals	154
Relocation assessments/P&M assessments for Crawford and Wolfe	168
Food Bank	800
CSFP	380
Farmers Market vouchers distribution	435
Rent Rebate	540
Community Action Agency	136
Programming	436
Total	3,049

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average number of group meetings held per month	128 (2013)	85	2022: 58 2021: 46 2020: 30 2019: 640	No.
SS #8: Households Transitioned to Self Sufficiency				
Number of households transitioned to self-sufficiency*	0 (2012)	20	2022: 47 2021: 41 2020: 52 2019: 96	Yes

* ECC/HANH defines self-sufficiency in the context of the Elderly/Disabled program as an individual's ability to live independently and be lease compliant without case management services.

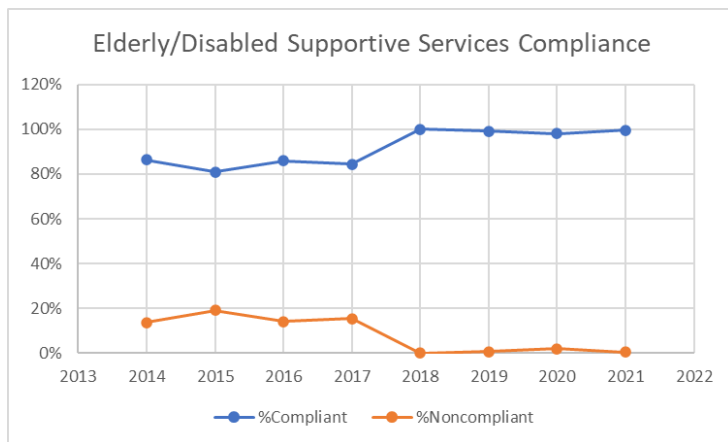
Internal Metrics

Compliant with Action Plan				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of individuals compliant with Action Plan*	83 (2013)	80	2022: 709 – 97% 2021: 564 2020: 589 2019: 546	Yes.
Non-compliant with Action Plan				

Number of individuals non-compliant with Action Plan	22 (2013)	< 25	2022:17 – 2% 2021:15 2020:19	Yes.

**Action Plan is a document that contains goals - it is prepared by a case manager after interviewing a resident. Compliance with the action plan is evaluated by the case manager.*

Internal Metrics



1. Rent Rebate Program: the rent rebate program ended on October 1st. The total rebates processed by the coordinators is 585 for LIPH and 400 for Section HCV participants.
Total: 985 processed. A resident receives on an average **\$450, a total of \$443,250** have been received in returns.
2. Resident Services Coordinators partnered with Community Action Agency to provide onsite support to complete Energy Assistance applications at three developments.
67 residents applied; efforts resulted in residents securing approximately \$31,825 in energy assistance funds.
3. Ms. Witherspoon, a resident of one of the elderly/disabled sites, was elected as Commissioner for Elm City Communities, she is also a Commissioner for the affordable housing program.

Actual non-significant changes

None.

Actual changes to metrics and data collection

None.

Actual significant changes

None.

Challenges in Achieving Benchmarks and Possible Strategies

Program services were interrupted during FY2021 and FY2022 because of the COVID-19 pandemic and staff turnover and the ongoing challenges due to COVID.

- As a result, the number of monthly group members was lower than anticipated. The team shifted to virtual service delivery and ensured regular contact with residents in this manner. Additionally, new service partnerships were implemented.
- Despite these efforts we did not achieve the benchmark for the metrics.
- Average number of group meetings: Benchmark of 85 per month: This year we had 58 group meetings. This number was affected due to community rooms not opened at the Elderly/disabled buildings.
- **Strategy:** The community rooms were open to residents in July and we anticipate the number of group meetings and programming to continue to increase significantly.

In conclusion:

This program aims to address the following Issues:

- Ageism
- Aging in place
- Inclusion
- Participation

Over the years the elderly resident services have found innovative ways to provide maximum quality of life. The resident goals are met through staff support and collaboration with area service providers. Staff also continues to ensure the existence of a functioning Tenant Resident Council and a Resident Advisory Board. Meetings are conducted on a regular basis

Initiative 4.10F Jumpstart Initiative – incentivizing higher income families to exit subsidized program

Approved and Implemented in FY20

Description/Impact/Update

This initiative has been created to assist higher income residents and participants to exit subsidized programs in advance of required program termination for over-income status. This initiative is designed to offer families the incentive and the resources needed to enter the private rental market or obtain unassisted homeownership.

National estimates indicate that 40% of US households cannot manage a \$400 emergency expense. This highlights a national issue around families having sufficient savings to create a safety net for themselves. The lack of such savings makes it difficult for otherwise income ready families to exit subsidized housing. In order to rent in the private market in New Haven, landlords often charge one-month security and first and last month's rent. Typical security deposits held by ECC/HANH are \$246. The gap between what a family may get back upon moving out and the amount needed to lease an unassisted unit may prove prohibitive to residents seeking their first apartment.

Meanwhile, ECC/HANH has an extensive waitlist of over 10,000 families waiting for opportunities to access needed supports through the LIPH and HCV programs. Currently, on an annual basis, 150 LIPH families and 100 HCV families end participation in the program. At this rate, it would take almost 40 years to work through the existing families on the waitlist.

At baseline there are 51 LIPH and 130 HCV families reporting an income above the Low-Income Limit. This is the targeted universe for the Jumpstart initiative (181 families). By offering families a one-time incentive payment based upon the average amount needed to rent in the private market, we seek to accelerate the move out/end of participation of higher income families allowing us to house a family off the waitlist.

Payments will be made to families upon execution of the agreement along the following schedule and in amounts not to exceed the amounts below which are based upon currently Fair Market Rents¹⁶:

Jumpstart Initiative Payment Program										
BR size	Security deposit	1st month	Last month	Subtotal	ECC/HANH refund	# families above low income	Total exposure	% anticipated to enroll	Total cost	
0	\$ 965	\$ 965	\$ 965	\$ 2,895		72	\$ 209,598	25%	18	\$ 52,400
1	\$ 1,074	\$ 1,074	\$ 1,074	\$ 3,222		42	\$ 134,132	25%	10	\$ 33,533
2	\$ 1,299	\$ 1,299	\$ 1,299	\$ 3,897		33	\$ 126,964	25%	8	\$ 31,741
3	\$ 1,662	\$ 1,662	\$ 1,662	\$ 4,986		20	\$ 99,271	25%	5	\$ 24,818
4	\$ 1,979	\$ 1,979	\$ 1,979	\$ 5,937		14	\$ 85,968	25%	4	\$ 21,492
						181	\$ 655,933	25%	45	\$ 163,983

Impact Analysis

During FY 22, we focused on LIPH families. 33 families were income eligible for Jumpstart. Of these, 9 families were noted to be over the 80% AMI. All 33 families who qualified for this initiative were noted to have been impacted by COVID. Families referred were noted to have lost income. Families are being followed by supportive services and participating in the FSS program. The FSS program is closely monitoring the 9 families who were noted prior to COVID over the 80% AMI.

To date 9 families have been served, however 0 families have utilized the funds.

Activity Metrics Information

SS #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase). Total number of	At baseline 0 of the 180 income eligible families	2021: 45 or 25% of the total number of families with income at or above the 80% AMI.	2022: 9 2021: 46	Yes 27% families served

¹⁶ FMRs will be adjusted annually.

households receiving services under the jumpstart program per FY.				
SS #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of Families who transitioned to self-sufficiency (graduated from the program). This includes families who transitioned to a market rate unit in the community or purchased a home without subsidized assistance.	At baseline 0 of the 180 income eligible families	2021: 45 or 25% of the total number of families with income at or above the 80% AMI.	2022:0 2021: 0	No
HC #1: Additional Units of Housing Made Available				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). Number of units/vouchers made available as a result of families graduating to self-self-sufficiency under the Jumpstart Initiative.	2019: At Baseline we are ending participation for 250 families annually.	45 New Families housed annually as a result of housing made available when families in jumpstart transition to Self Sufficiency.	2022: 0 2021: 0	No

Actual non-significant changes

None

Actual changes to metrics and data collection

None

Actual significant changes

None

Challenges in Achieving Benchmarks and Possible Strategies

Families that qualify for this program were impacted by COVID, ECC will continue to monitor family income, provide services and engage the families.

Initiative 2.12F - ECC Believes!

Proposed and implemented in FY2014

Description/Impact/Update

In 2014, the City of New Haven and the New Haven Public Schools (NHPS) introduced the School Change Initiative with the goal of closing the achievement gap for public school students from low-income households across the city of New Haven. ECC/HANH supported the reform initiative and recognized the need to supplement the activities of the school district for students living in ECC/HANH housing. To complement the citywide school reform initiative, ECC/HANH created the Elm City Communities Believes! Initiative (ECC Believes!). ECC Believes! programming starts in early childhood and supports student residents throughout high school and beyond by providing resources to prepare them for college and future careers. Throughout the ECC Believes! program, ECC/HANH is committed to creating a culture of achievement and fostering student success. This commitment is articulated in the ECC Believes Theory of Change. ECC provides educational supports not only to NHPS students living in ECC/HANH housing, but also to ECC/HANH residents enrolled in early childhood programs, local charter schools, as well GED and other postsecondary programs.

ECC/HANH believes that all children can achieve excellence. ECC/HANH incorporates youth outcomes among our core goals and invest in the future of our families and in so doing; we build new, vibrant middle class in New Haven. ECC/HANH believes is designed to assist students in achieving academic excellence, to support parents as they engage in their children's education, and to help avail postsecondary opportunities to ECC's young people. This program amplifies a variety of youth programming to residents and has strong partnerships with the New Haven Public Schools and other community partners. The ECC/HANH Believes! program offers robust services that will increase students' academic success and has worked to instill a culture of high academic expectations for ECC/HANH students, parents, and staff.

Impact

In FY 22, ECC Believes! has expanded and provides a range of valuable services to student residents and their families. ECC Believes! is structured in a "cradle to career" pipeline model that starts with access to education supports in early childhood and continues throughout secondary school and into postsecondary education and employment preparation. The cradle to career pipeline includes five program focus areas that each include different partnerships and opportunities for residents: 1. Early childhood (Prenatal to 5 years old); 2. Family engagement (all ages); 3. Attendance and school engagement (Students K-12); 4. Academic supports and afterschool programming (Students K-12); and 5. Postsecondary preparation (Students 9-12).

During FY2022 ECC/HANH spent \$366,227 on the ECC Believes! Initiative.

Early Childhood

In FY 22, ECC established a partnership with NH ChILD, ECC/ HANH is focusing on early childhood outcomes through improving quality of care received. ECC/HANH received a grant to work with up to 20 residents who are employed in early childhood care settings to help them receive their Childhood Development Associate (CDA) credential at no cost. The goal of this program is to improve early childhood outcomes and provide workforce development support to resident families. Classes are provided by the local Gateway Community College (GCC) and held onsite at an ECC/HANH property. As a part of the program, all national certification costs are covered, and participants receive a stipend to assist with other associated costs including books and childcare. Also, as a part of the program, participants receive access to free mental health support services from Integrated Wellness throughout the 7-month certification process. The program will offer an intensive and culturally responsive learning opportunity.

Family Engagement

ECC has also established a partnership with the New Haven Early Childhood Council and United Way to increase family engagement and impact early childhood outcomes through resident training programs, on site workshops and quarterly Early Childhood Information Sessions. The Summer Circus and Childhood Resource Fair included over 81 families which represented 307 residents and 226 children.

Post-Secondary Preparation

In FY 22, youth employment has increased by 27.5% from FY 21. The Student Training Employment Program (STEP), the partnership with Youth@Work, and after-school job shadowing and apprenticeships at ECC/HANH. In FY 2022, ECC/HANH offered a number of Youth Employment programs with 88 youth participating.

Also, in FY 22 ECC partnered with Connecticut Association of Human Services to offer asset building programming for young people via monthly workshops focusing on savings, credit, SMART goals, real world expenses, education after high school and employment benefits.

Academic Supports and Afterschool Programming

On site programming offerings for youth are varied and held at numerous developments across the portfolio. Programming such as:

- Academic Tutoring at Wintergreen Magnet & Common Ground Schools
- Bridges of Hope mentoring program
- LIVEGIRL Confidence Clubs
- Solar Youth afterschool program
- Teacher in Residence afterschool tutoring
- Urban Community Alliance mentoring program
- Youth Money School asset building program
- Youth Without Limits mentoring and employment program

These programs offer additional assistance to students with their schoolwork and provides mentoring for youth as well. Additional efforts have been made to increase youth engagement post COVID with several events that invite youth to recreational experiences with ECC/HANH off-site to connect them the community at large.

Youth engagement has increased over the last FY by 5.4% serving 1,424 of the 5,406 youth in the ECC portfolio. As the ECC Believes! initiative grows, ECC/HANH will continue to broaden community partnerships and identify new areas where they can support residents from cradle to career.

Youth @ Work Employment Partnership

Program Expenses:

Total Cost- \$22,782.71

Twenty (20) youth participated in the Youth @ Work summer employment program in collaboration with the City of New Haven. The youth were between 14 and 18 years old. Each participant was invited to participate in a work prep workshop where they participated in leadership, goal setting and critical thinking activities to attain skills to use while working. They attended Workshops on Leadership, Critical Thinking, Patience, Empathy, Workplace Behavior Conduct and Goal-Setting. 25% of the students who participated in youth prep workshops through ECC/HANH CED stated that the prep workshops were extremely helpful in adjusting to their summer jobs.

Participants were placed in ten (10) different locations in the New Haven Community as camp counselors for the 6 week period. The placements were in the following programs:

- Cityseed
- P.A.L Camp
- H.O.P.E
- All Our Children
- Youth & Rec Camp
- Bregamos Community Theatre
- New Haven Parks & Public Works
- CT Yankee Council boy Scouts
- New Haven Public Library

One student expressed how much he enjoyed being a summer camp counselor and that he was able to save money while working a job he loved.

All the students have been invited to apply for a year round Youth @Work program.

Student Training Employment Program (STEP)

The Student Training Employment Program is a program in which the students are placed in jobs in the various department at ECC/HANH. They are placed according to their career goals and aspirations or study concentration if they have one. If they do not have one, they will be placed in an area of interest. The students are high school or college students between the ages of 16 –22 years old.

For FY2022, 56% (14) of the 25 slots were filled. Staff will conduct further outreach to determine interest and work to fill the remaining slots. The students were able to work in six (6) different ECC/HANH departments where they were able to learn work ethics and valuable skills sets in different areas of employment and interest. The departments were the Executive Office, Finance, Housing Choice Voucher, Operations, IT and CED.

The students have to maintain their academic studies while working up to 15 hours a week at ECC/HANH. The hours are worked, mainly during the summer and after school during the school year for those whose school schedules allows. 95% were able to meet their GPA requirement and maintain their school attendance. 100 % of the students participated in youth prep workshops ECC/HANH and had monthly case management sessions. The workshops and case management sessions focused on the following programs:

- Leadership
- Time Management
- Smart Banking
- Stress Management
- Interview Preparation
- Workplace Behavior Conduct
- Goal-Setting
- Active Listening
- Self-Advocacy
- Career-Exploration

One of the goals of the program is for students to open bank accounts to receive wages via direct deposit and to save money. 100% of the students were able to do both. The students were also able to meet some of their personal goals such as graduating from High School and attending college (Temple University), enrolling in a Nursing Program at South Connecticut State University (SCSU), saving \$18,000 to purchasing a car and purchasing a car.

The parents were grateful for the program as well. Here is a quote from an appreciative parent.

Quotes:

“The Student Employment Training Program (STEP) has been a wonderful experience. I originally desired for my son to get out of the house and socialize with other people, he did this and so much more. To witness my teenager mature right before my eyes has been profound. He has displayed his growth in time management, financial budgeting and establishing a work/life balance. He is so proud of himself with the work he performs and I am so delighted with his growth and work ethic. Without even trying, he has modeled for his younger brother the maturity needed in entering the workforce and eventually adulthood. I am so grateful to have my son working with the staff at STEP, he is challenged, respected and made to feel important. This allows for my son to want to perform his best. Thank you so much to the staff for making my son feel special, this has been an amazing experience.”

-E.C Parent of Student Training Employment Employee

Resident Service Youth Volunteer Program

Program Expenses:

Total Cost- \$18,483

The eleven (11) youth in this program participated in the remodeling and updating of their local community center also known as “The Shack”. The Shack is a safe haven for local youth to gather, eat, and have access to resources. The Program Coordinator ensured that the youth were well trained and supported throughout the 5-week program. They participated in the updating of the kitchen, computer lab, office area, lobby, lawn, parking lot, and bathrooms. The youth worked with local professional and were trained in areas such as gardening, home improvement and asphalt, landscaping,

They also participated in classroom training on money management, workplace conduct and time management. At the end of the program the youth expressed their excitement and eagerness to continue in finding employment and leadership opportunities. 88% of the participants stated that the training program prepared them to accomplish future goals. 50% stated if it wasn’t for the RSYVP program they would’ve been disengaged for the summer by simply just staying in the house.

While participating in the RSYVP program, 75% stated they were able to use the money they earned to buy items they needed and wanted. 25% of the participants opened a bank account for the first time and 75% of those participants saved more than \$300. The maximum amount was \$600. 50% of the students continued to maintain a G.P.A. over 3.0 while engaged in this program.

The total cost of this program was 418,483.

These are some of the quotes from the participants

“I learned confidence, communication and respect” – Z. S.

“3 things I learned was landscaping, home improvement and how to re-tile a ceiling” – T. Y.

“I would recommend this program to my friends so they can get out of the house”. - T. T.

“I would recommend this program because this is a SAFE environment to learn things”. – K. M.

Outcomes

Internal Metrics

Engagement				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Youth Engagement	1,263	Steady Annual Increase	2022: 1,424 – 5.4% increase (26% youth served within the ECC portfolio) 2021: 1,351 -7 % increase (25% youth served within ECC portfolio) 2020: 1263	Yes
Academics				

School Attendance	N/A	Steady annual increase	2022: Cannot report; schools did not provide data 2021: Cannot report; schools did not provide usable grades 2020: Cannot report; schools did not provide usable grades	N/A
Academic Achievement GPA/ D&F's	N/A	Students will increase GPA	2022: Cannot report; schools did not provide data 2021: Cannot report; schools did not provide usable grades 2020: Cannot report; schools did not provide usable grades	N/A
Employment				
Youth Employment	65	Steady Annual Increase	2022: 88 (27.5% increase) 2021: 69 (6% increase) 2020: 65	Yes

Actual non-significant changes

None.

Actual changes to metrics and data collection

None.

Actual significant changes

None.

Challenges and Changes

One of the main challenges within ECC Believes! is tracking student academic progress with quantitative metrics. This was especially difficult in FY22 when district schools have had a number of internal changes effecting data reporting. One way to monitor student progress is with grades and test scores, however ECC/HANH has relied on school partners to provide this information. Even when a data sharing MOU is in place, it can still be a challenge to acquire data. Another way ECC has collected data is directly from families, but many are hesitant to report the data to ECC/HANH. Some families have stated that they are uncomfortable with ECC/HANH having academic information about their children and choose not to provide the information. ECC/HANH continues to work with local schools and organizations to develop and manage data tools and resources, in a way that balances family preferences, student privacy, and useful data metrics.

Initiative 3.11F: Creation of new instrumentality entities to support ECC/HANH goals and strategic planning activities (Previously 4.6F)

Approved and implemented in FY17

Description/Impact/Update

ECC/HANH initiated the planning and formation of new affiliate-instrumentality entities to support the Agency's short term and long-term plans to establish a new corporate structure, better align revenues, and provide more coordinated and effective services to residents. These new instrumentality entities were envisioned to be vehicles for ECC/HANH to partner with financial institutions and other investors to continue to redevelop and modernize the ECC/HANH portfolio of properties and support the agency's mission of creating and preserving affordable housing opportunities and supportive services for low income and working families, the elderly and persons with disabilities. The business activities of these instrumentality entities included:

- Property management and consultant services
- Development of mixed-use and mixed-income real estate projects
- Social services and program activities for ECC/HANH owned and non-owned developments.

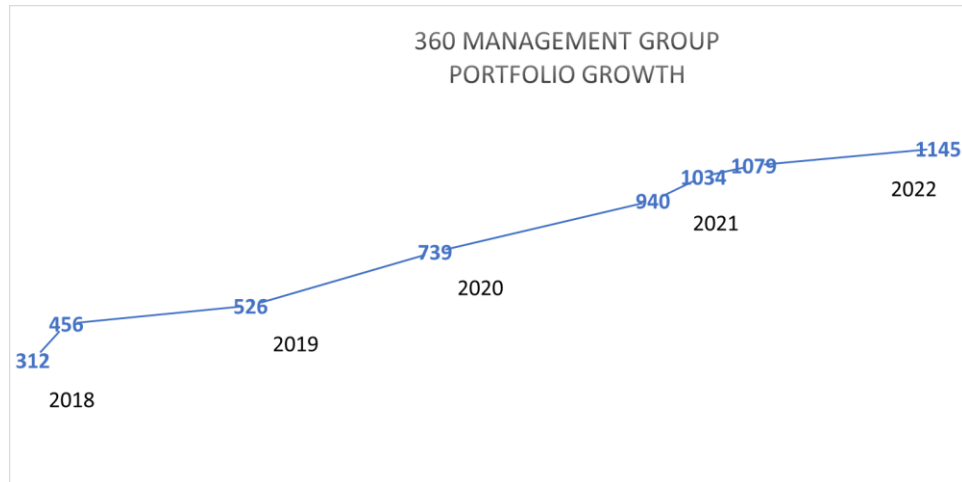
Through the establishment of the new affiliate entities, ECC/HANH sought to achieve the following:

- Reduce costs and achieve greater cost effectiveness of federal expenditures.
- Give incentives to families with children whose heads of household are working, seeking work, or are participating in job training or other programming that assists in obtaining employment and becoming economically self-sufficient.
- Increase housing choices for low-income families.

Since proposing this initiative, ECC/HANH launched 360 Management Group Company, a non-profit property management company. The ECC Board of Commissioners, on January 17, 2017, adopted a resolution authorizing the creation of 360 Management Group, a property management instrumentality entity. The purpose of this instrumentality is to:

- 1) Act as a third-party property management agent for former LIPH units being converted to RAD-HCV units, PBV-HCV units, LIHTC and market rate units.
- 2) Support the preservation of affordable housing within the City of New Haven and within other municipalities or jurisdictions that have adopted a similar mission or have similar needs.

The property management instrumentality received its 501 (c) (3) status in March 2018, and it assumed the property operations and compliance management of 312 units. Since then, 360 Management has increased its staff to 46 employees and expanded its reach to providing property management services to 1,145 units in 21 developments.



List of Developments Managed by 360 Management Group as of September 30, 2022.

Community	Units
Eastview Terrace I	102
Eastview Terrace II	25
Chatham	32
Mill River Phase 1	94
Mill River Phase 2 9%	66
Mill River Phase 2 4%	45
New Hall Gardens	26
Constance B. Motley	45
Katherine Harvey Terrace	17
Prescott Bush Mall	56
Fulton Park	12
Stanley Justice	7
Waverly Gardens	51
Winslow-Celentano	64
Charles T. McQueeney	149
Matthew Ruoppolo Manor	103
Fairmont Heights	98
TwinBrook 4 (Ribi 4)	51
TwinBrook 9 (Ribi 9)	44
TwinBrook Market (Ribi 9)	11
Wilmont Crossing	47
	1145

During FY2022, \$2,683,614 in MTW funding was spent on this initiative.

Outcomes

During FY22, 360 Management's redevelopment strategic goal was to achieve at least a 10% savings on total operating expenses. 360 Mgt. continued to achieve savings on total operating expenses for XXX).

SITE	BASELINE OPERATING COST	BENCHMARK	ANNUAL COST UNDER 360 MGT	BENCHMARK ACHIEVED
RAD GROUP I - (PRESCOTT BUSH; CB MOTLEY; KATHERINE HARVEY; NEWHALL GARDENS)	\$1,286,696	10%	\$1,184,307	9%
RAD GROUP II - (FULTON; STANLEY; WAVERLY)	\$1,124,435	10%	\$708,811	59%
RAD GROUP III - MCQUEENEY (RESIDENTIAL); CELENTANO	\$3,074,395	10%	\$1,690,535	59%
RAD GROUP IV - FAIMONT HEIGHTS; RUOPPOLO MANOR	\$2,249,026	10%	\$1,043,101	116%

Internal Performance Metrics

360 Management Group Company continues to work to reduce costs and increase cost efficiency by improving operations, increasing rent collection rates, and reducing vacancy rates to align with affordable housing industry standards.

In FY 2022 360 Management achieved the following performance metrics.

- Rent collection rate - 83%.
- Certification Rate – 84%
- Occupancy Rate – 97%

360 Mgt. anticipated managing 1346 units in 22 developments by the close of FY2022 and 1386 units in 23 developments by FY23, according to the Glendower Group's pipeline schedule. However, delays in funding, resulted in fewer units managed in FY22. The adjusted projected units are below

Total Project Units		
	FY22	FY 23
Baseline	1079	1145
Valley	0	40
Mill River 9%	66	0
McConaughy	0	201
Total Units	1145	1386

Actual Non-Significant Changes

None

Actual Changes to Metrics/Data Collection

None

Actual Significant Changes

None

Challenges in Achieving Benchmarks and Possible Strategies

Covid continues to challenge our residents financially with higher food prices, transportation costs, and other necessities. 360 Mgt. will continue to work with residents on rent collection and to enter into repayment agreements that will allow them to pay their arrears over time. 360 Mgt. will also continue to work closely with Elm City Communities' Community and Economic Development division to assist residents with financial counseling, budgeting and to link them to other community services.

The Formation of a Resident Services Instrumentality

ECC/HANH is exploring the creation of a resident services entity to provide services to families with children whose heads of household are working, seeking work, or are participating in job training or other programming that assists in obtaining employment and becoming economically self-sufficient. Currently these services are coordinated by ECC/HANH's Community and Economic Development division that provides educational and workforce training, job placement, after-school youth and teen programs, mentoring, youth employment – all to link community resources to the families to achieve health and wellness, and financial literacy. In addition, ECC/HANH strives to connect Elderly/Disabled residents to resources and supportive services, in the areas of health and wellness, financial literacy, education and socialization to ensure residents remain independently housed, and achieve maximum quality of life through the provision of a variety of supportive care services. Resident services are also integral to improving the performance of ECC/HANH's public housing and affordable housing properties by reducing turnover, evictions, and preserving vibrant and well-maintained communities.

In accordance with Strategic Plan 2016-18, ECC/HANH MTW 2020 goal was to establish a nonprofit 501(c)3 Resident Services instrumentality. The purpose of the instrumentality is to create a social services affiliate organization dedicated to supporting and serving low-income residents of New Haven and surrounding communities, particularly those living in Elm City Communities’ affordable housing communities. This organization will provide services to residents directly and will coordinate activities with other community-based partners.

A primary purpose of establishing a Resident Services instrumentality is to pursue revenue-generating opportunities that may not be available to a public housing authority. Using federal MTW funds, ECC/HANH currently supports a wide range of services for residents. However, in light of changes or the expansion of ECC/HANH ‘s MTW funded initiatives, continued funding for resident services will be limited. The Strategic plan anticipates that the Resident Services instrumentality will ultimately secure funding through non-MTW funds to support at least 50% of residents’ services currently funded MTW sources.

Description/Impact/Update

The proposed needs assessment and the creation of a legal entity are postponed.

Actual Non-Significant Changes

The MTW 2022 goal was to complete a due diligence process, which would include details about the need for the instrumentality's services (a needs assessment), the likelihood that certain funding will be available (a feasibility study), and (competitive analysis) describing what other entities may be providing similar services in the instrumentality’s service and mission areas. Upon completion of the due diligence process, it would inform ECC to proceed or reconsider the formation of a Resident Services instrumentality.

This process has not been started and is on-hold for the time begin.

Actual Changes to Metrics/Data Collection

None.

Actual Significant Changes

None

Challenges in Achieving Benchmarks and Possible Strategies

None

B. NOT YET IMPLEMENTED

C. ACTIVITIES ON HOLD

D. CLOSED OUT ACTIVITIES

VI. ADMINISTRATIVE

A. REVIEWS, AUDITS AND INSPECTIONS

ECC/HANH has closed the financial books for FY2022 and submitted the unaudited FDS on November 30, 2022. All prior CHRO and HUD VCA requirements have been met. During FY2022 REAC inspections were completed ECC/HANH has worked closely with HUD Field Office around issues of occupancy and TAR reduction.

B. EVALUATION RESULTS

None

HOTMA Reporting requirements

HOTMA 120%							
	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Number of Families residing in Public Housing Administered by the agency who had incomes exceeding the applicable Income limitation (120% AMI)	3	3	3	1			
Number of Families on the LIPH waitlist as of the end of the FY	4461	4461	9466	19,129			

C. MTW STATUTORY REQUIREMENT CERTIFICATION

Certification that ECC/HANH has met the three Statutory Requirements

- 75% of families assisted must be below 50% of AMI at admission**

In FY22, 92% of the families receiving ECC/HANH assistance are below 50% AMI at admission. Thus, ECC/HANH has met the requirement that 75% of families assisted be below 50% of AMI at admission. ECC/HANH has met this requirement every year since becoming an MTW organization.

New Admissions Only – FY07 through FY21

	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18
Total number of newly admitted families assisted	344	329	344	425	433	447	238	402	560	676	947	673
Number of families with incomes below 50% AMI	332	310	322	387	394	410	229	372	522	606	872	650
Percentage of families with incomes below 50% AMI	96.5%	94.2%	93.6%	91.0%	90.9%	91.7%	96.2%	92.5%	93.2%	90.0%	92.1%	96.5%

	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30
Total number of newly admitted families assisted	347	609	498	706								
Number of families with incomes below 50% AMI	318	580	483	650								
Percentage of families with incomes below 50% AMI	91.6%	95.2%	96.9%	92.0%								

- Baseline for the Number of Eligible Low-Income Families to Be Served**

ECC/HANH has served considerably more families since achieving MTW status, primarily through its modernization and redevelopment efforts made possible by MTW flexibility. During FY22, ECC/HANH served 29% more families than at baseline.

Families Served in FY2018 Compared to Baseline

Baseline number of families to be served (total number of families)		4827
Total number of families to be served this fiscal year	HCV:	6259
	5,283	
	LIPH:	
	976	
Numerical difference above baseline		1432
Percentage difference above baseline		129.67%

ECC/HANH (CT004)

	FY01	FY02	FY03	FY04	FY05	FY06	FY07	FY08
Families Served through MTW Public Housing	1,970	2,086	1,895	1,737	1,640	1,553	1,531	2,359
Families Served through MTW Vouchers	2,857	2,889	2,994	3,176	3,454	3,312	3,106	3,030
Other Families Served through MTW	0	0	0	0	0	0	0	0
NUMERATOR – Total Families Served	4,827	4,975	4,889	4,913	5,094	4,865	4,637	5,389
Number of Families (Public Housing)	1,970	1,970	1,852	1,852	1,575	1,432	1,490	1,365

Incremental Increase to Baseline	0	36	0	0	0	58	28	28
Incremental Decrease to Baseline	0	-154	0	-277	-143	0	-153	-90
Number of Families (Vouchers)	2,857	2,857	2,934	2,934	2,934	2,992	3,026	3,026
Incremental Increase to Baseline	0	77	0	0	58	34	0	0
Incremental Decrease to Baseline	0	0	0	0	0	0	0	0
TOTAL FAMILIES SERVED	4,827	4,786	4,786	4,509	4,424	4,516	4,391	4,329
% TOTAL	100%	104%	102%	109%	115%	108%	106%	124%

ECC/HANH (CT004)								
	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16
Families Served through MTW Public Housing	1,898	2,017	2,294	2,310	2,174	2,235	2,241	2,204
Families Served through MTW Vouchers	3,042	3,075	3,089	3,175	3,303	3,408	3,534	3,774
Other Families Served through MTW	0	0	0	0	0	0	0	0
NUMERATOR – Total Families Served	4,940	5,092	5,383	5,485	5,477	5,643	5,775	5,978
Number of Families (Public Housing)	1,303	1,061	1,061	1,060	1,110	1,194	1,031	911
Incremental Increase to Baseline	53	0	0	50	84	30	0	0
Incremental Decrease to Baseline	-295	0	-1	0	0	-193	-120	-55
Number of Families (Vouchers)	3,026	3,026	3,032	3,041	3,041	3,041	3,041	3,136
Incremental Increase to Baseline	0	6	9	0	0	0	95	321

Incremental Decrease to Baseline	0	0	0	0	0	0	0	0
TOTAL FAMILIES SERVED	4,087	4,093	4,101	4,151	4,235	4,072	4,047	4,313
% TOTAL	121%	124%	131%	132%	129%	139%	143%	139%

ECC/HANH (CT004)								
	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Families Served through MTW Public Housing	1882	1,694	1,505	1,310	1106			
Families Served through MTW Vouchers	4,279	4,496	4,680	4,674	4914			
Other Families Served through MTW	0	0	0	0	0			
NUMERATOR – Total Families Served	6,161	6,190	6,185	5,984	6,020			
Number of Families (Public Housing)	856	274	92	21	-232	-562	-562	-562
Incremental Increase to Baseline	0	0	0	0	0	0	0	0
Incremental Decrease to Baseline	-582	-182	-71	-253	-330			
Number of Families (Vouchers)	3,457	3,824	4,055	4,125	4,374	4,689	4,689	4,689
Incremental Increase to Baseline	367	231	170	249	315			
Incremental Decrease to Baseline	0	0	0	0	0	0	0	0
TOTAL FAMILIES SERVED	4,098	4,147	4,146	4,142	4,127			
% TOTAL	150%	149%	149%	144%	146%	0%	0%	0%
Compliance Determination	C	C	C	C	C			

Incremental Increases/Decreases to Baseline			
<i>Reason for Change</i>	<i>Program</i>	<i>Year of Change</i>	<i>Change Amount</i>
Voucher Baseline - HANH gives "Section 8 Participant Demographics" on page 184 of their FY2002 Annual MTW Report. This number is given as of the beginning of FY2002 (which would be October of 2001). This is very close to when HANH signed their MTW Agreement. Best number available.	HCV	FY2001	2,857
Public Housing Baseline - HANH gives public housing households served as 1,146 (families) and 824 (elderly) at the beginning of FY2002 (which would be October of 2001). This is very close to when HANH signed their MTW Agreement. Best number found.	PH	FY2001	1,970
Public Housing - 154 actual units demo/diso in 2002. Pulled from Demo/diso report on PIC data page, pulled on 04.06.11.	PH	FY2002	-154
Public Housing - 36 HOPE VI public housing units added in 2002. Pulled according to "Production Year" in ACC unit construction spreadsheet.	PH	FY2002	36
Vouchers - 77 Enhanced Vouchers became part of MTW program on 8/1/02.	HCV	FY2002	77
Public Housing - 277 actual units demo/diso in 2004. Pulled from Demo/diso report on PIC data page, pulled on 04.06.11.	PH	FY2004	-277
Vouchers - Housing Conversion for Ethan Gardens (28 in 01/05). Housing Conversion for Eastview Terrace (30 in 05/05).	HCV	FY2005	58
Public Housing - 143 actual units demo/diso in 2005. Pulled from Demo/diso report on PIC data page, pulled on 04.06.11.	PH	FY2005	-143
Vouchers - Housing Conversion for Canterbury Gardens (34 in 12/05).	HCV	FY2006	34
Public Housing - 58 HOPE VI public housing units added in 2006. Pulled according to "Production Year" in ACC unit construction spreadsheet.	PH	FY2006	58
Public Housing - 153 actual units demo/diso in 2007. Pulled from Demo/diso report on PIC data page, pulled on 04.06.11.	PH	FY2007	-153
Public Housing - 28 HOPE VI public housing units added in 2007. Pulled according to "Production Year" in ACC unit construction spreadsheet.	PH	FY2007	28
Public Housing - 90 actual units demo/diso in 2008. Pulled from Demo/diso report on PIC data page, pulled on 04.06.11.	PH	FY2008	-90
Public Housing - 28 HOPE VI public housing units added in 2008. Pulled according to "Production Year" in ACC unit construction spreadsheet.	PH	FY2008	28
Public Housing - 53 new units brought online at Eastview Terrace.	PH	FY2009	53

Public Housing - 295 actual units demo/dispo in 2009. Pulled from Demo/dispo report on PIC data page, pulled on 04.06.11.	PH	FY2009	-295
Vouchers - Housing Conversion for 77-79 Orchard Street Apartments (6 in 08/10).	HCV	FY2010	6
Vouchers - Willian T. Rowe Apartments (9 in 7/11).	HCV	FY2011	9
Public Housing - ADJUSTMENT - Demo/dispo report for FY2010 was updated to show one actual unit demolished.	PH	FY2011	-1
Public Housing - 50 new units brought online at Brookside Phase I.	PH	FY2012	50
Public Housing - 34 new units brought online at The Wilmont Crossing at West Rock and 50 new units at Brookside Phase II.	PH	FY2013	84
Public Housing - Pulled from Demo/Dispo Report on PIC data page, pulled on 5.2.17	PH	FY2014	-193
Public Housing - 30 units brought online at Rockview Phase 1 Rental (11/30/13 Actual DOFA Date)	PH	FY2014	30
Public Housing - Pulled from Demo/Dispo Report on PIC data page, pulled on 5.2.17	PH	FY2015	-120
Vouchers - 95 PH units converted to RAD PBV (44 units at Ribicoff Cottages 9%, 51 units at Ribicoff Cottages 4%).	HCV	FY2015	95
Public Housing - Pulled from Demo/Dispo Report on PIC data page, pulled on 5.2.17	PH	FY2016	-55
Vouchers - Termination Opt Out (198 units in 4/16, 15 units in 6/16, 53 units in 8/16)	HCV	FY2016	266
Vouchers - 55 units converted to RAD PBV at Farnum - Fair Haven 9%	HCV	FY2016	55
Vouchers - PH Conv to PBV (86 units at Farnum 4%, 42 units at Monterey 4, 28 units at Monterey Place Phase 2R, 210 units at Monterey 1B)	HCV	FY2017	367
Public Housing - Pulled from Demo/Dispo Report on PIC data page, pulled on 8.31.18	PH	FY2017	-582
Public Housing - Pulled from Demo/Dispo Report on PIC data page, pulled on 10.1.19	PH	FY2018	-182
Vouchers - PH Conv to PBV (53 units at TH of Eastview Terrace, 34 units at Wilmont Crossing, 144 units at Harvey/Newhall/Motley)	HCV	FY2018	231
Public Housing - Pulled from Demo/Dispo Report on PIC data page, pulled on 5.27.20	PH	FY2019	-71
Vouchers - PH Conv to PBV (70 units at Waverly TH/Fulton Park)	HCV	FY2019	70
Vouchers - PH Conv to RAD (213 units at HANH RAD Group 3, 36 units at Farnam)	HCV	FY2020	249
Public Housing - Pulled from Demo/Dispo Report on PIC data page on 6.7.21	PH	FY2020	-253
Public Housing - Pulled from Demo/Dispo Report on PIC data page on 3.2.22	PH	FY2021	-330

Vouchers - PH Conv to RAD (52 units at Farnam, 201 unite at Matthew Ruoppolo Manor, 62 units at Westville Manor)	HCV	FY2021	315

Data Source Families Served		
Source	Year	Amount
September 2001 - Vouchers - Pulled from page 184 of HANH's FY2002 Annual MTW Report.	FY2001	2,857
September 2001 - Public Housing - Pulled from last page of HANH's FY2002 Annual MTW Report.	FY2001	1,970
FY2002 - Vouchers - Pulled from HANH FY2009 Annual MTW Report (page 22).	FY2002	2,889
FY2002 - Public Housing - Pulled from HANH FY2009 Annual MTW Report (page 22).	FY2002	2,086
FY2003 - Vouchers - Pulled from September 2003 VMS Report that includes: 2,946 MTW and 48 All Other.	FY2003	2,994
FY2003 - Public Housing - Pulled from HANH FY2009 Annual MTW Report (page 22).	FY2003	1,895
FY2004 - Vouchers - Pulled from September 2004 VMS Report that includes: 3,176 MTW.	FY2004	3,176
FY2004 - Public Housing - Pulled from HANH FY2009 Annual MTW Report (page 22).	FY2004	1,737
FY2005 - Vouchers - Pulled from September 2005 VMS Report that includes: 3,333 MTW and 121 HOPE VI.	FY2005	3,454
FY2005 - Public Housing - Pulled from HANH FY2009 Annual MTW Report (page 22).	FY2005	1,640
FY2006 - Vouchers - Pulled from September 2006 VMS Report that includes: 3,306 MTW, 1 All Other and 5 Tenant Protection.	FY2006	3,312
FY2006 - Public Housing - Pulled from HANH FY2009 Annual MTW Report (page 22).	FY2006	1,553
FY2007 - Vouchers - Pulled from September 2007 VMS Report that includes: 3,106 MTW.	FY2007	3,106
FY2007 - Public Housing - Pulled from HANH FY2009 Annual MTW Report (page 22).	FY2007	1,531
FY2008 - Vouchers - Pulled from September 2008 VMS Report that includes: 3,030 MTW.	FY2008	3,030
FY2008 - Public Housing - Pulled from HANH FY2009 Annual MTW Report (page 22).	FY2008	2,356
FY2009 - Vouchers - Pulled from September 2009 VMS Report that includes: 3,042 MTW.	FY2009	3,042
FY2009 - Public Housing - Pulled from HANH FY2009 Annual MTW Report (page 22).	FY2009	1,898
FY2010 - Vouchers - Pulled from September 2010 VMS Report that includes: 19 Homeownership, 2,873 MTW, 168 Ports and 15 Tenant Protection.	FY2010	3,075
FY2010 - Public Housing - Pulled from HANH FY2010 Annual MTW Report (page 11).	FY2010	2,017
FY2011 - Vouchers - Unit month average pulled from VMS.	FY2011	3,089
FY2011 - Public Housing - Pulled from Development Detail Report for 09.27.11. Includes 178 units approved for demo/dispo. This is out of 2,542 (occupancy rate of 90%).	FY2011	2,294

FY2012 - Vouchers - Unit month average pulled from VMS. See third tab.	FY2012	3,175
FY2012 - Public Housing - Pulled from Development Detail Reports. See third tab.	FY2012	2,310
FY2013 - Vouchers - Unit month average pulled from VMS. See third tab.	FY2013	3,303
FY2013 - Public Housing - Pulled from Unit Universe Reports. See third tab.	FY2013	2,174
FY2014 - Vouchers - Unit month average pulled from VMS. See third tab.	FY2014	3,408
FY2014 - Public Housing - Pulled from Unit Universe Reports. See third tab.	FY2014	2,235
FY2014 - Local, non-traditional - Reported in Annual MTW Report, Section II.	FY2014	0
FY2015 - Vouchers - Unit month average pulled from VMS. See third tab.	FY2015	3,534
FY2015 - Public Housing - Pulled from Unit Universe Reports. See third tab.	FY2015	2,241
FY2015 - Local, non-traditional - Reported in Annual MTW Report, Section II.	FY2015	0
FY2016 - Vouchers - Unit month average pulled from VMS. See third tab.	FY2016	3,774
FY2016 - Public Housing - Pulled from Unit Universe Reports. See third tab.	FY2016	2,204
FY2016 - Local, non-traditional - Reported in Annual MTW Report, Section II.	FY2016	0
FY2017 - Vouchers - Unit month average pulled from VMS. See third tab.	FY2017	4,279
FY2017 - Public Housing - Pulled from Unit Universe Reports. See third tab.	FY2017	1,882
FY2017 - Local, non-traditional - Reported in Annual MTW Report, Section II.	FY2017	0
FY2018 - Vouchers - Unit month average pulled from VMS. See third tab.	FY2018	4,496
FY2018 - Public Housing - Pulled from Unit Universe Reports. See third tab.	FY2018	1,694
FY2018 - Local, non-traditional - Reported in Annual MTW Report, Section II.	FY2018	0
FY2019 - Vouchers - Unit month average pulled from VMS. See third tab.	FY2019	4,680
FY2019 - Public Housing - Pulled from Unit Universe Reports. See third tab.	FY2019	1,505
FY2019 - Local, non-traditional - Pulled from Annual MTW Report, Section II.	FY2019	0
FY2020 - Vouchers - Unit month average pulled from VMS. See third tab.	FY2020	4,674
FY2020 - Public Housing - Pulled from Unit Universe Reports. See third tab.	FY2020	1,310
FY2020 - Local, non-traditional - Pulled from Annual MTW Report, Section II.	FY2020	0

FY2021 - Vouchers - Unit month average pulled from VMS. See third tab.	FY2021	4,914
FY2021 - Public Housing - Pulled from Unit Universe Reports. See third tab.	FY2021	1,106
FY2021 - Local, non-traditional - Pulled from Annual MTW Report, Section II.	FY2021	0

Baseline for the Mix of Family Sizes to Be Served

Since baseline, ECC/HANH's portfolio has had several changes as a result of redevelopment efforts prior to RAD and more recently as a result of ongoing RAD conversion efforts. As can be seen, depending on the agency's development projects each year, the number of families served per member size can either increase or decrease. During FY22 ECC/HANH saw a 29% increase in the total number of households served.

Baseline Family Sizes Served by ECC/HANH							
Baseline	1 person	2 people	3 people	4 people	5 people	6+ people	Total
Ratio of family sizes to be maintained	32%	24%	20%	13%	6%	5%	100%
Number of families served by family size	2448	1374	1061	613	314	196	6006
Ratio of families served by family size	41%	23%	18%	10%	5%	3%	100%
Percentage Difference	9%	-1%	-2%	-3%	-1%	-2%	0

D. MTW ENERGY PERFORMANCE CONTRACT FLEXIBILITY (EPC) DATA

N/A

VII. APPENDICES

Appendix 1: Documentation of Public Hearing and Public Comment Period

Elm City Communities/Housing Authority of the City of New Haven
Public Hearing: Elm City Communities/Housing Authority of the City of New Haven
Moving to Work (MTW) Report FY2022
Monday, November 29, 2022 @ 3:00 p.m.
360 Orange Street, New Haven, CT 06511
(Via RingCentral teleconference)

Those present included:

Evelise Ribeiro, ECC/HANH
Yesica Hernandez-Perez, 360 Mgt.
Catherine Hawthorne, ECC/HANH
Christina Musante, Glendower
Will Viederman, ECC/HANH
Calvin McGee, ECC/HANH
Jasmine Valdovinos, 360 Mgt
Jocelyne Barszczewski, Glendower
Agne Covil, 360 Mgt
Hannah Sokal-Holmes, ECC/HANH
Shenae Draughn, Glendower
Karen DuBois-Walton, ECC/HANH
Ed LaChance, Glendower
Monica Wolfork, ECC/HANH

The public hearing was called to order at 3:00 p.m. by Evelise Ribeiro, Director of Compliance and MTW Initiatives.

Ms. Ribeiro read the legal notice aloud which stated the reason the public hearing was being called. She noted that the notice was in English and Spanish and both versions would be submitted for the record.

Section V (B) of the Authority's Moving to Work Agreement {the "Agreement") requires that before the Agency can file its Approved Annual Moving to Work Plan & Report to the U.S. Department of Housing and Urban Development (the "HUD") that it must conduct a public hearing, consider comments from the public on the proposed amendments, obtain approval from the Board of Commissioners, and submit the amendments to HUD.

Copies of the Moving To Work (MTW) FY2022 Report, will be made available on Tuesday, November 1, 2022 on the agency website www.elmcitycommunities.org or via Twitter, www.twitter.com/ECCommunities or via Facebook www.facebook.com/ElmCityCommunities.

You are invited to provide written comments addressed to: ECC/HANH, Moving to Work FY2022 Annual Report, Attn: Evelise Ribeiro, 360 Orange Street, New Haven, CT 06511 or via email to: eribeiro@elmcitycommunities.org.

Pursuant to said Section V (B), a public hearing where public comments will be accepted and recorded is scheduled for Tuesday, November 29, 2022 at 3:00pm via RingCentral:

<https://v.ringcentral.com/join/975943490?pw=2e34ff6769797e68e96a95bb953d0d81>

Meeting ID: 975943490

Password: yozWY5m3ib

Or dial:

+12679304000 United States (Philadelphia, PA)

Access Code / Meeting ID: 975943490

Dial-in password: 9699956342

Any individual requiring a Reasonable Accommodation to participate in the hearing may call the Reasonable Accommodation Manager (203) 498-8800, ext. 1507 or at the TDD Number (203) 497-8434.

A Seção V (B) do Contrato de Mudança para Trabalho da Autoridade {o "Contrato") exige que, antes que a Agência possa apresentar seu Plano Anual de Mudança para Trabalho e Relatório Aprovado para o Departamento de Habitação e Desenvolvimento Urbano dos EUA (o "HUD"), que deve conduzir uma audiência pública, considerar os comentários do público sobre as emendas propostas, obter a aprovação do Conselho de Comissários e submeter as emendas ao HUD.

Cópias do relatório Moving to Work (MTW) FY2022 serão disponibilizadas na terça-feira, 1º de novembro de 2022, no site da agência www.elmcitycommunities.org ou via Twitter, www.twitter.com/ECCCommunities ou via Facebook www.facebook.com/ElmCityCommunities.

Você está convidado a fornecer comentários por escrito endereçados a: ECC/HANH, Moving to Work FY2022 Annual Report, Attn: Evelise Ribeiro, 360 Orange Street, New Haven, CT 06511 ou via e-mail para: eribeiro@elmcitycommunities.org.

De acordo com a referida Seção V (B), uma audiência pública onde os comentários públicos serão aceitos e registrados está agendada para terça-feira, 29 de novembro de 2022, às 15h, via RingCentral:

<https://v.ringcentral.com/join/975943490?pw=2e34ff6769797e68e96a95bb953d0d81>

ID da reunião: 975943490

Senha: yozWY5m3ib

Ou disque:

+12679304000 Estados Unidos (Filadélfia, PA)

Código de acesso/ID da reunião: 975943490

Senha de discagem: 9699956342

Qualquer indivíduo que necessite de uma Acomodação Razoável para participar da audiência pode ligar para o Gerente de Acomodação Razoável (203) 498-8800, ramal. 1507 ou no TDD Número (203) 497-8434.

At 3:03 p.m., the meeting was opened to take public comments.

There was a second call for public comments at 3:06pm.

There was a third call for public comments 3:07pm.

There was a fourth call for public comments at 3:10pm.
There was a fifth and final call for public comments at 3:15pm.
There was a sixth call for public comments.

Public Comments:

No Public comments

Adjournment:

Ms. Ribeiro stated the attendees' names for the record.
She then thanked the participants, and the public hearing was adjourned at 3:16 p.m.

Board Resolution – Will Update with signed Resolution

Certificate of Compliance – Will update with Signed compliance

MTW CERTIFICATIONS OF COMPLIANCE***U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING*****Certifications of Compliance with Regulations:
Board Resolution to Accompany the MTW Supplement to the Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairperson or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the MTW Supplement to the Annual PHA Plan for the MTW PHA Fiscal Year beginning (10/1/2020), hereinafter referred to as "the MTW Supplement", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the MTW Supplement and implementation thereof:

- (1) The PHA made the proposed MTW Supplement and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the MTW Supplement and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board(s) or tenant associations, as applicable) before approval of the MTW Supplement by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the annual MTW Supplement.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the MTW Supplement in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) all regulations implementing these authorities; and other applicable Federal, State, and local civil rights laws.
- (5) The MTW Supplement is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The MTW Supplement contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the MTW Supplement is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing, which means that it will: (i) take meaningful actions to further the goals identified by the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150-5.180 and 903.15; (ii) take no action that is materially inconsistent with its obligation to affirmatively further fair housing; and (iii) address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3) and 903.15(d). Note: Until the PHA is required to submit an AFH, and that AFH has been accepted by HUD, the PHA must follow the certification requirements of 24 CFR 903.7(o) in effect prior to August 17, 2015. Under these requirements, the PHA will be considered in compliance with the certification requirements of 24 CFR 903.7(o)(1)-(3) and 903.15(d) if it: (i) examines its programs or proposed programs; (ii) identifies any impediments to fair housing choice within those programs; (iii) addresses those impediments in a reasonable fashion in view of the resources available; (iv) works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and (v) maintains records reflecting these analyses and actions.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of housing quality standards as required in PIH Notice 2011-45, or successor notice, for any local, non-traditional program units. The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Moving to Work Operations Notice in a manner consistent with its MTW Supplement and will utilize covered grant funds only for activities that are approvable under the Moving to Work Operations Notice and included in its MTW Supplement. MTW Waivers activities being implemented by the agency must fall within the safe harbors outlined in Appendix I of the Moving to Work Operations Notice and/or HUD approved Agency-Specific or Safe Harbor Waivers.
- (23) All attachments to the MTW Supplement have been and will continue to be available at all times and all locations that the MTW Supplement is available for public inspection. All required supporting documents have been made available for public inspection along with the MTW Supplement and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its MTW Supplement and will continue to be made available at least at the primary business office of the MTW PHA.

Housing Authority of New Haven

CT004

MTW PHA NAME**MTW PHA NUMBER/HA CODE**

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Erik Clemons

Board Chairman

NAME OF AUTHORIZED OFFICIAL**TITLE****SIGNATURE****DATE**

** Must be signed by either the Chairperson or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairperson or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.*

Appendix 2: Alternative TDC and HCC Limits

ECC/HANH's local total development cost (TDC) limits as approved by HUD.

The following pages detail ECC/HANH's Alternate TDCs.

HUD HCC 2013							
	0	1	2	3	4	5	6
Detached	\$ 96,195	\$ 122,916	\$ 144,239	\$ 170,801	\$ 200,549	\$ 219,593	\$ 237,542
Row House	\$ 78,165	\$ 102,750	\$ 121,542	\$ 148,120	\$ 176,091	\$ 194,147	\$ 211,074
Walk Up	\$ 71,663	\$ 97,219	\$ 123,709	\$ 161,949	\$ 201,180	\$ 226,579	\$ 251,643
Elevator	\$ 81,545	\$ 114,163	\$ 146,781	\$ 195,708	\$ 244,635	\$ 277,253	\$ 309,871

HUD HCC FACTORS							
	0	1	2	3	4	5	6
Detached	-33.31%	-14.78%	16.60%	18.42%	39.04%	52.24%	64.69%
Row House	-35.69%	-15.46%	-1.75%	21.87%	44.88%	59.74%	73.66%
Walk Up	-42.07%	-21.41%	0.00%	30.91%	62.62%	83.16%	103.42%
Elevator	-44.44%	-22.22%	0%	33.33%	66.67%	88.89%	111.11%

ECC/HANH HCC 2013							
	0	1	2	3	4	5	6
Detached	\$ 145,318	\$ 185,685	\$ 217,896	\$ 258,023	\$ 302,962	\$ 331,731	\$ 358,846
Row House	\$ 118,081	\$ 155,221	\$ 183,609	\$ 223,759	\$ 266,014	\$ 293,290	\$ 318,861
Walk Up	\$ 108,259	\$ 146,866	\$ 186,882	\$ 244,651	\$ 303,915	\$ 342,285	\$ 380,149
Elevator	\$ 109,828	\$ 153,759	\$ 197,690	\$ 263,587	\$ 329,483	\$ 373,414	\$ 417,346

HUD TDC 2013							
	0	1	2	3	4	5	6
Detached	\$ 168,342	\$ 215,103	\$ 252,419	\$ 298,901	\$ 350,961	\$ 384,288	\$ 415,699
Row House	\$ 136,788	\$ 179,813	\$ 212,699	\$ 259,210	\$ 308,159	\$ 339,757	\$ 369,380
Walk Up	\$ 125,410	\$ 170,134	\$ 216,490	\$ 283,411	\$ 352,064	\$ 396,513	\$ 440,376
Elevator	\$ 130,472	\$ 182,661	\$ 234,850	\$ 313,133	\$ 391,416	\$ 443,605	\$ 495,794

ECC/HANH TDC 2013							
	0	1	2	3	4	5	6
Detached	\$228,357	\$291,790	\$342,408	\$405,464	\$476,083	\$521,291	\$563,900

Row House	\$185,556	\$243,918	\$288,528	\$351,622	\$418,022	\$460,885	\$501,068
Walk Up	\$170,121	\$230,789	\$293,673	\$384,452	\$477,581	\$537,877	\$597,377
Elevator	\$178,470	\$249,858	\$321,246	\$428,328	\$535,410	\$606,798	\$678,186

PERCENT CHANGE ECC/HANH TDC 2008-2013							
	0	1	2	3	4	5	6
Detached	15.00%	13.00%	10.73%	9.54%	9.11%	9.20%	8.94%
Row House	1.50%	2.94%	2.73%	5.14%	6.20%	6.94%	7.49%
Walk Up	16.75%	16.65%	17.70%	18.47%	20.73%	21.86%	23.14%
Elevator	10.45%	10.45%	10.45%	10.45%	10.44%	10.45%	10.45%

RECENT CHANGE COMPARISON HUD TO ECC/HANH TDC							
	0	1	2	3	4	5	6
Detached	0.76%	0.74%	0.73%	0.64%	0.72%	0.72%	0.71%
Row House	0.66%	0.67%	0.67%	0.73%	0.69%	0.70%	0.70%
Walk Up	0.76%	0.76%	0.77%	0.79%	0.79%	0.80%	0.80%
Elevator	-0.20%	-0.20%	-0.20%	-0.20%	-0.20%	-0.20%	-0.20%

ECC/HANH HCC 2022							
	0	1	2	3	4	5	6
Detached	121,190	157,040	187,528	223,311	262,697	287,968	312,337
Row House	97,635	125,759	152,092	185,624	219,976	242,265	263,053
Walk Up	93,735	126,547	160,381	211,534	262,255	295,587	328,536
Elevator	98,169	137,437	176,704	235,606	294,507	333,775	373,042

ECC/HANH TDC 2022							
	0	1	2	3	4	5	6
Detached	212,082	274,821	328,175	390,793	459,720	503,944	546,589
Row House	168,330	220,078	266,161	324,843	384,958	423,964	460,344
Walk Up	162,165	221,457	280,667	370,185	458,945	517,278	574,938
Elevator	157,071	219,899	282,727	376,969	471,212	534,040	596,868

Appendix 3: Local Asset Based Management

Under the First Amendment to the MTW Agreement 10-15-08, ECC/HANH is permitted to design and implement its own Local Asset Based Management Program so long as the ECC/HANH and HUD agree that the principles and understanding outlined in the Amendment are adhered to.

- ECC/HANH developed a program wherein Excess Operating Reserves are funded from the General Fund Account and will be used to cover deficits through a journal voucher once per year to ensure that the transfer of funds from the General Fund to a project to cover any operating deficits are reflected on the income and expense statement of the project.
- ECC/HANH uses project-based accounting and project-based budgeting for direct costs incurred by each property.
- ECC/HANH considers its cost allocation plan for the entire operation of the Agency, rather than a strict focus on only the MTW program. This cost allocation plan addresses the larger ECC/HANH operation as well as the specific information required related to the MTW Program.
- All associated activities funded under the MTW Single Fund authority are deemed as a single cost objective. The MTW Program cost objective includes the Asset Management Projects in the public housing program, housing choice vouchers – both project-based and tenant-based vouchers, development activities funded from MTW, resident services, case management services, capital fund program, and any other activity that is permitted under the Amended and Restated MTW Agreement.
- ECC/HANH's proposed cost allocation system is more comprehensive than HUD's Asset Management System, which is a fee-for-service approach specific to the asset management projects in the public housing program. In consideration of ECC/HANH's other programs such as business activities, ECC/HANH's proposed LAMP addresses much broader than public housing properties and includes the entire ECC/HANH operation.
- ECC/HANH will use a simple fee system of charging up to 10% of the project/program funds to cover the costs of the Central Office Cost Center (COCC). ECC/HANH views the up to 10% fee as reasonable when compared to the fees earned for administering other programs or non-profit affiliates.

Proceeds from the energy performance contracts and other non-federal sources to support project operations are not reflected in the operating statements for each project. The COCC operates on the allowable fees as described above. ECC/HANH systematically reviews information regarding the financial, physical and management performance of each project and identifies non-performing assets. All non-performing assets will have a management plan that includes a set of measurable goals to address. During FY 2009, ECC/HANH conducted an updated Physical Needs Assessment for each project. The work was completed in FY2010 and was fully reported in the FY10 report. Finally, ECC/HANH has implemented a Risk Management Program in accordance with §990.270.

Appendix 4: ECC/HANH MTW Evaluation

Executive Summary

A 2015 evaluation of ECC/HANH's MTW program found the following:

- MTW has been used extensively by ECC/HANH to assist in redeveloping many of its properties. Various MTW flexibilities related to fungibility, income limits, project-based vouchers, and development and construction cost limits have been used to help redevelop over 800 affordable units. Through these projects ECC/HANH was also able to earn nearly \$5 million in developer fees.
- ECC/HANH has had success using MTW flexibilities to implement activities that have led to 40K hours of staff time savings and over \$500K in cost savings. Key activity drivers of these savings include rent simplification's biennial/triennial reexam schedules, biennial/triennial HQS inspections, mandatory direct deposit for HCV landlords, and limiting HCV landlord rent increases to once per reexam cycle.
- MTW flexibility has also been used to create special programs that serve sub-populations with unique challenges including families facing homelessness and foreclosure and former prisoners who are re-entering the community. ECC/HANH has also aided families seeking to move into lower poverty areas through its Deconcentration initiative.

The evaluation provided the following recommendations:

- Improve core self-sufficiency activities by advancing case management and classes.
- Streamline the number of self-sufficiency programs and review service alternatives.
- Transform MTW data collection and reporting by advancing data management and streamlining processes.
- Enhance staff involvement in setting and meeting MTW goals.
- Continue to streamline administrative processes.
- Evolve MTW rent policy to enhance motivations for work-able families to work.
- Raise awareness for MTW programs with clients and partners.

ECC/HANH has been working toward these recommendations. In 2016, the agency contracted with Enterprise Community Partners to position the agency for future evaluation of its MTW program and each of its initiatives. Enterprise has completed its three-year contract to complete ECC/HANH's MTW Plans and Reports each year and has coordinated with ECC/HANH's data collection software provider for optimal data collection. Enterprise has provided data collection recommendations to ensure ECC/HANH is collecting data for metrics to support proper reporting and to support a future evaluation.

Enterprise Community Partners found the following:

ECC/HANH continues to support housing choice for their residents by redeveloping and repositioning aging low-income public housing developments, replacing demolished units with a variety of affordable housing types, increasing participation in the RAD program, renovating offline units, upgrading units, and making accessibility improvements. These efforts could produce positive ripple effects throughout the city of New Haven, especially near the West Rock Neighborhood where ECC/HANH is working to redevelop all public housing properties. Positive community impacts are being reported at the two ECC/HANH properties for which crime data was analyzed, both of which have had reductions in the number of major crimes. ECC/HANH's efforts to provide housing choice for vulnerable populations continues to increase.

ECC/HANH continues to work toward improving its self-sufficiency programming, especially for particularly vulnerable populations. To assist the most vulnerable, ECC/HANH continues to serve a high proportion of very low-income households.

The self-sufficiency programs saw decreased participation in FY 2021, including FSS, Teacher in Residence, and Resident Owned Business due to COVID19, however ECC/HANH continues to focus on efforts on increasing participation.

ECC/HANH has demonstrated continued cost effectiveness by deriving agency revenue from redevelopment fees, leveraging private investment through the mixed-finance process, and reducing administrative burden. The Rent Simplification initiative has saved an average of nearly 7,000 hours of staff time per year since 2008, while the HCV Rent Simplification/Cost Stabilization Measure initiative saved over 200 hours of staff time in 2015 and 2016. Since 2008, ECC/HANH has saved over \$221,000 in printing and mailing costs alone by changing the annual recertification schedule. In 2016, ECC/HANH implemented a new quality assurance process that decreased their average error rate for calculating recertifications to just 1%, reducing administrative burden even further.

Despite efforts to increase the cost effectiveness of its development activities, ECC/HANH still faces challenges due to the high construction costs of the area. To drive down costs, ECC/HANH have improved development design, adhered to competitive bidding procedures, and encouraged competition among contractors. However, according to RS Means cost data for 2014, construction costs in the New Haven metropolitan area were 110.2% of the national average.¹ Comparatively, many much more populous cities experience construction costs lower than the national average: Atlanta (87.5%), Denver (93.3%), Los Angeles (107.3%), Phoenix (88.7%) and Washington, DC (97.7%). The 2014 construction costs in New Haven increased by 0.05% from 2010, suggesting that 2017 costs may be even higher than 110.2% of the national average.²

ECC/HANH has also focused on further engaging staff with the MTW reporting process and updating their data collection processes and infrastructure. In 2016, Enterprise Community Partners presented metrics and data collection recommendations to ECC/HANH leadership and held listening sessions with ECC/HANH data stewards, which resulted in better tailored metrics and data collection recommendations. ECC/HANH continues to work with the team at Enterprise to evaluate programs, and metrics and to administer case studies.

¹ The costs represented in the RS Means cost data publications are based on national averages for materials and installation.

² At time of the submission of this report, ECC/HANH did not have access for the 2017 RS Means data for the New Haven metro area. Because 2010 construction costs increased by .05% from 109.7% of the national average in 2010 to 110.2% of the national average in 2014, so ECC/HANH expects that 2017 construction costs are even higher than 110.2% of the national average.

Appendix 5: Procedures for Rent Simplification for the Public Housing Program

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

MOVING TO WORK SUFFICIENCY PROGRAM

RENT SIMPLIFICATION PROCEDURES FOR THE PUBLIC HOUSING PROGRAM

Public Housing Program Rent Simplification

ECC/HANH believes there is a better way to administer essential housing programs, one that encourages long-term self-sufficiency for both the program participants as well as the agency.

Rent Simplification: Equity & Efficiency

The proposed system rewards families who increase their incomes and provides them with more opportunities to save while easing ECC/HANH burden of administering these housing programs.

Everyone Should Contribute

ECC/HANH believes that every family should contribute towards their housing. Under Rent Simplification, the criteria under which a family can claim zero income and not pay any rent are not changed. What will change is the amount of time families will be permitted to request an interim adjustment. The minimum rent will remain at \$50.00 per month.

Fiscal Equity for ECC/HANH

Rent Simplification is forecast to be revenue neutral. In other words, the implementation of Rent Simplification will not increase the amount of rental revenue to the ECC/HANH

Approvable Method

Rent Simplification allows all stakeholders to easily understand how tenant rents are determined, and armed with some basic income data, anticipate what future rents will be. This will allow families to easily plan for future expenses and savings.

Measurable Reduction in Administrative Time

By simplifying the rent determination and deduction procedures in Federal Public Housing, Rent Simplification makes the job of recertifying tenants significantly easier.

Transition to Avoid Hardships

ECC/HANH has devised a system that is not only revenue neutral for the organization but will not result in any undue hardship to our families. There will be a transition period of one year from the current income-based rent determination process to the new income tiered rent determination process. No family will have an increase in Total Tenant Payment (TTP) during the first year they are subject to the requirements of this Rent Simplification Policy.

Please note that this hold harmless provision does not apply to increases in TTP that result from an increase in family annual income above the amount earned in the reporting period immediately preceding the family being subject to Rent Simplification. No family shall be subject to an increase in TTP of greater than \$25.00 a month during the second year that the family is subject to the Rent Simplification Policy. The increase in TTP during the third year the family is subject to Rent Simplification shall not exceed \$50; \$75 a month during the fourth year; and \$100 a month above the monthly TTP in the year immediately following the implementation of Rent Simplification

Asset Exclusion

Asset exclusion is raised to \$50,000.00. Increasing the asset exclusion amount allows residents to accumulate more assets before they are calculated as income. Families will self-certify that they do not have assets more than \$50,000.00.

Earned Income Disallowance (EID)

This benefit is embedded into the Rent Simplification rule so the provision of EID, of regulation, and annual tracking is eliminated for LIPH Participants. Families will not lose out on the benefit; however, ECC/HANH will help streamline staff responsibility by eliminating the requirement. The Federal Earned Income Disregard (EID) will continue to be implemented in the LIPH program for families who are required to report increase in wages or new job under the LIPH Rent Simplification Rules. The maximum amount of time a family can be enrolled in the Federal EID is 24 months with a start/stop clock of 48 months. At the beginning of the 12 months of 50% EID, an interim will not be conducted; the family will remain at the 100% until the scheduled bi/triennial certification comes up. In many cases the 48-month window will not be used as most families will receive the Rent Simplification benefit throughout the life of the EID; for the most part eliminating the need to stop or re-start the EID clock.

When individuals are up for bi/tri certs, anyone who would have benefited from the EID will have the months checked off in Elite for tracking purposes, however, a reduction from 100 to 50 does not occur, therefore, a family will generally benefit from a minimum of 48 months of discounted wage increases at 100% EID.

Families on Bi-annual updates who would have an income increase at year two; benefiting from a full 2 years at 100% discounted Income, & Families on Tri-annual Updates who would have an income Increase at year three, benefiting from a full 3rd year of 100% discounted income.

It is still required that at time of Bi-annual or Tri annual cert: The specialist enters EID dates in Elite, dating back to the Start of when benefit would have started, as well as end date.

ECC/HANH staff will still utilize the worksheet as needed to determine if a person qualified, in order to check off boxes in Elite for PIC submission purposes, however, annual tracking and tracking at time of interim change would be eliminated in efforts to streamline the interim and certification process, relieving staff of the additional burden and allowing families to benefit from the full extent of Rent Simplification as written. Tracking in Elite will only occur at time of bi/tri certifications.

Other Exclusions

All adoption assistance payments will be excluded from income calculations under Section 5.609(c) (8) (x11) as the \$480 dependent deduction is eliminated. All income earned by full-time college students will no longer be included in the determination since there will no longer be the \$480 dependent deduction to offset income.

Annualized Income Calculation

Prospective and past income may be used to calculate resident rents, especially for families with irregular or sporadic employment histories. For families with income of up to and including \$5,000.00 we will accept a self-certification. For families earning more than \$5,000.00 of wages and salaries we want pay stubs covering the most recent four weeks of employment or a W-2 or 1099 within 180 days of the effective date of recertification. We must complete EIV or other UIV as required by HUD.

Annual Reexaminations

Reexaminations are currently conducted every year for non-elderly households and every two years for elderly and disabled households. ECC/HANH spends on average three hours per annual reexamination. ECC/HANH must perform more than 3,200 LIPH reexaminations every year. This is inordinately time consuming and an exceedingly complex process. Under Rent Simplification, annual reexaminations will occur every two years for non-elderly households and every three years for elderly and disabled households. These changes will allow families who experience increases in income to retain all their increased earnings between annual reexaminations. CSSR requirements will be reviewed at time of bi-tri certification for families and individuals who are not exempt and required to complete the

required 96 hours per year. Household members exempt from having to meet the CSSR will be required to certify exemption at time of bi-tri certification. This change relieves staff of the additional burden of annual tracking and allowing families to benefit from the full extent of Rent Simplification as written. Tracking in Elite will only occur at time of bi/tri certifications

Effective FY15 (October 2014), ECC/HANH updated its definitions of elderly/disabled and work-able families. Under the policy change, an elderly/disabled family will be defined as one in which all adult members (excluding live-in attendants) are elderly and/or disabled. A work-able family will be one that doesn't meet the new elderly/disabled definition. Work-able households under the new definition will have reexaminations every two years (biennial schedule) and elderly/disabled households will have annual reexaminations every three years (triennial schedule).

ECC/HANH believes this new definition more closely matches the spirit of a "work-able" family since all work-able families would have at least one work-able adult. Under the prior definition, an elderly/disabled family only needed a head, co-head, or spouse to be elderly or disabled which led to some families with work-able adults being categorized as elderly/disabled. This change will also give ECC/HANH the ability to better track earnings and employment for work-able families; and the better population division will give ECC/HANH the flexibility to implement work-able specific rent policy changes in the future if it so chooses.

Deductions for Exceptional Expenses

Excess resources are dedicated to verifying deductions for childcare, medical and disability allowances. Third party verifications of these amounts are difficult to accomplish, and the agency more often than not relies upon second- and first-party verifications of these deductions. Obtaining verification data also places an undue burden on the resident. To simplify this process, ECC/HANH will eliminate standard deductions for these amounts for elderly, disabled and non-elderly households.

Households with exceptional expenses may request a rent reduction. This includes large families (with more than two (2) dependents). It also includes families with high medical expenses, disability assistance expenses, or childcare expenses.

The amount of expense is set in \$2,000.00 tiers. This allows ECC/HANH to move away from verifying every dollar. Tenants are not required to provide documentation of every dollar of expense; rather, tenants need only provide documentation sufficient to meet the appropriate tier.

The amount of monthly rent reduction is established at the mid-range of the tier.

Households with exceptional expenses will receive a direct reduction of the monthly rent. However, no tenant's rent will be reduced below a rent of \$50.00 as a result.

Tiered Amount of Expenses	Monthly Rent Reduction
\$ 2,000 - \$ 3,999	\$ 75 (equivalent to \$3,000 deduction)
\$ 4,000 - \$ 5,999	\$ 125 (equivalent to \$5,000 deduction)
\$ 6,000 +	Hardship Review

Changes in Family Composition

Residents are still required to get permission from the Housing Manager and the Director of Housing Management to add anyone to a household and to report changes in family composition. A family's rent is recalculated if the addition or subtraction of a household member results in an income change of \$200.00 per month or more, or that causes the family to move from one income tier to another. This increase in rent does not count as an interim reexamination.

Mandatory Interim Reexaminations Policy

- Residents must request an interim reexamination if any of the following conditions occur:
- Change in family composition that affects the voucher size or bedroom size.
- The addition of a family member 18 years of age or older

- Change in family composition that causes the family to move from one income tier to another with a higher rent schedule.
- Addition of a live-in aid
- Income increase following an interim rent reduction

If ECC/HANH grants an exceptional deduction for any family and there is a subsequent change then the family must report that change to ECC/HANH.

Optional Interim Reexaminations Policy

Residents have the option to request three (3) interim reexaminations during every twelve (12) month period. Interims may be granted in the following instances:

Decrease in family income that is expected to last 90 days or more if it will result in a change in the family's income tier (exclude seasonal workers; see below)

Increase in Exceptional Expenses of at least \$2,000.00

Interim rents normally remain in place until the next scheduled reexamination. If a family experiences an increase in income it is not necessary for the family to report this increase in income until the next scheduled certification date, except when the increase occurs after an interim decrease has been processed.

Households receiving a requested interim rent reduction must report any subsequent income increase to ECC/HANH within thirty (30) days of occurrence. Failure to report the change within thirty (30) days results in retroactive rent changes, and depending on the severity of the circumstances, lease termination.

Rent Simplification Interims:

Rent Simplification in both LIPH and HCV will include a request to adjust rent during COVID19 and any similar pandemic or national, state, or local emergencies that affect many families in the community. In order to prevent staff having to reprocess files when families go back to work during a time like this, ECC/HANH will create a letter which advises the families of the decrease to their rent for 3 months, as a result of loss or decrease in income. At the end of the 3 months, the rent will be adjusted back to what it was before the decrease. Staff would process 2 actions, the decrease, and a second action (effective on the 1st day of the 4th month) which would be an increase back to previous amount. This way, families will not need to report the increase and staff can give 30-day notice of the potential increase change at the same time they are giving the decrease notice.

If families are not yet back to work or the change is permanent, they must report the change to ECC/HANH as soon as they are aware so that the second interim may be cancelled or adjusted. This change does not cancel or supersede the current interim change rule where families are not required to report a new income or increase in income if the previous decrease was associated with an annual certification. In other words, Interim rents normally remain in place until the next scheduled reexamination. If a family experiences an increase in income it is not necessary for the family to report this increase in income until the next scheduled certification date, except when the increase occurs after an interim decrease has been processed.

Seasonal workers who are employed for a period of time less than 12 months annually will have their rent calculated over a 12-month period using the 9 or 10 months of income earned. During the months the worker is not actively working, the family will not be able to request a rent reduction as the rent has already been adjusted over a 12-month period.

Permanent loss of income (i.e., death of an income earner) results in a permanent, rather than interim, rent reduction. This decrease in rent does not count as an interim reexamination. Under this circumstance, the family is not required to report a subsequent increase in income until the next scheduled certification.

Verification of Annual Income from Wages and Salaries and Assets

To reduce the administrative burden associated with the verification of income ECC/HANH has amended its Admission and Continued Occupancy (ACOP) to specify that:

For earnings from wages and salaries where Annual Income for the prior period of up to and including \$5,000.00, self-certification from family is all that shall be required as verification of income.

For earnings from and salaries of more than \$5,000.00 the most recent pay stubs for recent 4 weeks of employment, or W-2 or 1099 within 180 days of the anniversary date shall be required in addition to the self-certification, but only to the extent that verification of Annual Income is not available from a third-party source of Upfront Income Verification.

Self-certification of all sources of Annual Income shall be required in all cases.

For families with total assets of \$50,000.00 or less a self-certification of said assets shall be required.

Income Tiered Rents Calculated within \$1,000 Bands

Rents are based on \$1,000.00 income bands starting at \$2,500.00. Using a band-based rent schedule allows the ECC/HANH and residents to move away from verifying every dollar earned and deducted. (See Exhibit A)

On January 31, 2007, both the median and mode percentage of Total Tenant Payment (TTP) to annual income is 28.5 percent. That is, most families pay 28.5 percent of their family income (before utility allowance) as rent. Fifty-two (52) percent of households pay 28 percent or more of annual income for TTP; six percent pay less than 10 percent; 13 percent pay between 10 and 20 percent; and 26 percent pay between 20 and 27 percent of income as TTP.

Rent will be set at 28.50 percent of income for income tiers of \$1000.00 starting at \$2,500.00. The rent will be calculated at the lower end of each tier. For example, for the \$2,500.00 to \$3,499.00 tier, the rent will be calculated at 28.50 percent of \$2,500.00. Families with incomes below \$2,500.00 will be charged the minimum rent. Families will be permitted to apply for a hardship if verifiable proof is provided that their total expenses exceed \$2,000.00

Minimum Rents and Flat Rents

Families with annual income below \$2,500.00 will pay a minimum rent of \$50.00. In no event shall any family pay less than 25 percent of its Annual Income for TTP.

All residents at a rent of \$50.00, except for the elderly and persons with disabilities, are referred to the Family Self Sufficiency (FSS) Program for job or benefit counseling. Families may still choose the existing Flat Rent option for public housing. The Flat Rent option certification form will only be signed at time of bi-tri certification; however, families will have the opportunity to switch to the Flat rent once a year. Annual notice will go out to families, but signature will not be required except for at time of scheduled bi/tri certification. This change is in line with efforts to streamline the certification process; relieving staff of the additional burden and allowing families to benefit from the full extent of Rent Simplification as written.

Zero Income Households

Families with Annual Income below \$2,500 annually shall pay the minimum rent of \$50.00 per month.

All families placed on minimum rent except for elderly and disabled families will be referred to the Family Self Sufficiency Program.

If a family is unable to pay the minimum rent because of a financial hardship, the family is eligible for a temporary or long-term hardship exemption from the minimum rent requirements.

All families placed on minimum rent must be informed in writing of the procedures for applying for a hardship exemption from the Minimum Rent Requirement and the ability to have minimum rent waived.

All families who apply for such hardship exemption, apart from elderly persons and persons with disabilities, will be referred to the Family Self Sufficiency Program in order to assist the family in moving towards self-sufficiency.

ECC/HANH will notify all families of their right to request a hardship exemption from the minimum rent requirements. Residents will be notified of their right to request a hardship exemption through the Application for Exemption from Minimum Rent, a copy of which will be provided to tenants at lease-up and at each recertification appointment and mailed to residents at each interim recertification. The policy and procedures for requesting such hardship exemption will also be included in tenant rent change notifications, the form lease agreement and all form documents related to the exemption process.

Criteria for Hardship Exemption from Minimum Rent Requirement

- A family is automatically exempt from the minimum rent requirements for a 90-day period when the family's circumstances fall into any one of the following criteria:
- When a family has lost eligibility or is awaiting eligibility determination from a Federal, State or local assistance program.
- When the family would be evicted because it is unable to pay the minimum rent.
- When the income of the family has decreased because of changed circumstances, including loss of employment.
- When a death in the family has occurred; or
- Other circumstances determined by ECC/HANH to be reasons to waive the minimum rent requirement (collectively, the "Criteria for Minimum Rent Exemption").

If a family is unable to pay the minimum rent because of a financial hardship, the family is eligible for a temporary or long-term hardship exemption from the minimum rent requirement.

- A temporary hardship exemption exists when none of the above criteria is expected to last for more than 90 days.
- A long-term hardship exemption exists when at least one of the above criteria is expected to last for more than 90 days.

A family may only receive one hardship exemption from the minimum rent requirement during a twelve-month period, unless a tenant is elderly, disabled, or is enrolled in ECC/HANH's Family Self Sufficiency Program. The minimum rent requirement may be waived more than once during a twelve-month period if at least one adult member of the household enrolls in the Family Self Sufficiency Program (the "FSS Program"). Elderly and disabled families are not required to enroll in the FSS Program.

Once the Authority identifies a resident's need for a hardship exemption from the minimum rent requirement or the family requests such exemption, the minimum rent shall be suspended immediately for a period of 90 days.

Hardship Review Committee

All "Applications for Exemption from Minimum Rent" shall be forwarded to the Hardship Review Committee.

The Hardship Review Committee shall consist of the Executive Director or his/her designee, the Chief Operations Officer or his/her designee, the Service Center Director or his/her designee, and the Assistant Executive Director of Community and Economic Development or his/her designee. At the family's option, the Hardship Review Committee may include one (1) resident of ECC/HANH who is in good standing.

The Application for Exemption from Minimum Rent shall originate from the family or from an ECC/HANH employee whenever evidence exists that the family falls into any one of the Criteria for Minimum Rent Exemption.

When a resident submits an application or an ECC/HANH employee submits an application on behalf of a resident, ECC/HANH will suspend the minimum rent requirement commencing on the first of the month following the date of the application for a period of 90 days.

The resident cannot be evicted for nonpayment of minimum rent while resident's Application for Exemption from Minimum Rent is pending or during the 90-day period of suspension, whichever is longer.

The Hardship Review Committee shall send a letter to all resident families who have applied for hardship exemption from minimum rent stating:

- that ECC/HANH has received an Application for Exemption from Minimum Rent,
- that ECC/HANH will suspend the minimum rent requirement for 90 days effective as of the first of the next month and the effective dates of the 90-day suspension,
- that there can be no eviction for non-payment of rent during the suspension period.
- the date for a meeting with the resident to discuss the hardship exemption request, giving the resident family at least ten days advance notice of such meeting and informing the resident that he or she may have one opportunity to reschedule the meeting; and
- that, except for elderly and disabled families, the resident family has been referred to the FSS program and will not be able to receive a hardship exemption in excess of 90 days without enrolling in the program.

The Hardship Review Committee will review the circumstances surrounding the request and determine if the request is temporary, long term or nonexistent.

If the Committee determines that ***the hardship is of a temporary nature (the hardship is expected to last less than 90 days)***, at the end of the 90-day period, the resident's rent will be reinstated to the minimum rent retroactively to the initial date of suspension. The resident will have an opportunity to enter into a reasonable repayment agreement with ECC/HANH for any back rent that is due and owing to ECC/HANH.

If the Committee determines that the ***hardship is of a long-term nature (the hardship is expected to last more than 90 days)***, the tenant shall be exempt from the minimum rent requirement from the first of the month following the date of the application for exemption from the minimum rent until such time that the hardship no longer exists.

ECC/HANH may deny a resident a long-term exemption from the minimum rent requirement if the resident fails to attend the scheduled meeting with the Hardship Review Committee. ECC/HANH will provide each resident one opportunity to reschedule the meeting. If the resident fails to attend the scheduled meetings, ECC/HANH may deny the long-term exemption from the minimum rent requirement. The letter scheduling the meeting shall inform residents that persons with disabilities are entitled to reasonable accommodation about this requirement.

Except for Elderly or Disabled families, no tenant shall be exempt from the minimum rent requirement for more than 90 days during a one-year period unless at least one member of the family who is 18 years of age or older enrolls and actively participates in ECC/HANH's FSS Program for job or benefit counseling. Such family member(s) shall enroll in the FSS Program within 30 days from the date of the Application for Exemption from Minimum Rent.

If the ***hardship is determined to be non-existent***, the resident will be responsible for paying rent to ECC/HANH for any rent that was suspended while tenant's Application for Exemption from Minimum Rent was pending. The minimum rent shall be re-instated retroactively to the initial date of the suspension. The resident will have an opportunity to enter into a reasonable repayment agreement with ECC/HANH for any back rent that is due and owing to ECC/HANH.

Upon completion of the review process, the Hardship Review Committee shall render a written recommendation to the Executive Director, who shall then adopt or reject the recommendation and shall issue a written decision that states as follows:

If the hardship exemption is determined to be temporary:

- that a temporary hardship exemption was granted.
- the effective dates of the exemption.
- the basis for the decision to grant a temporary hardship exemption, including that a long-term exemption was denied and the reason that such long-term exemption was denied; and
- that the resident has a right to enter into a reasonable repayment agreement with ECC/HANH for the minimum rent that was suspended and is now owing to ECC/HANH.

If the hardship exemption is determined to be long-term:

- that a long-term hardship exemption was granted.
- whether the long-term exemption is permanent or subject to periodic review and, if subject to periodic review, when such review will take place.
- that all non-elderly, non-disabled residents are required to comply with FSS requirements as a condition of the receipt of a long-term exemption; and
- that the resident must notify ECC/HANH within 10 days if the hardship ceases to exist because the resident has obtained a source of income sufficient to pay (at least) the minimum rent.

Minimum Rent Hardship during COVID19 and any similar pandemic or national, state, or local emergencies that affect many families in the community:

The three-month hardship timeframe will be increased to four months during COVID19 and any similar pandemic or national, state or local emergencies that affect a large number of families in the community.

Additionally, families who fall under the hardship repayment requirement will not be required to repay hardship. Referrals to FSS are not required because of this type of decrease.

If the hardship is determined to be non-existent:

- that a hardship exemption was denied.
- the reason for such determination; and
- the terms and conditions on which the resident family must pay back the minimum rent that was suspended and is now owing to ECC/HANH.

All letters concerning Hardship Review Committee determinations shall state that any resident who disagrees with the decision may request a grievance in accordance with ECC/HANH's grievance procedures, a copy of which will be included with the written decision. In cases where a grievance is sought, no action shall be taken by ECC/HANH until the grievance process is completed.

Mixed Families

For mixed families, where some households include members with citizenship or eligible immigration status as well as those without, rents are calculated using the simplification model; subsidy is then prorated using current methods.

Fraud Prevention

After two or more instances of job loss or income drop within ninety (90) days of a scheduled reexamination (based on current and prior reexamination history), ECC/HANH sets a rent based on the past year's W-2 or other information available for income verification. Households are advised that this is a potential fraud issue and that they have the right to grieve through the normal process to explain the reasons more fully for the pattern of income loss. ECC/HANH will set the rent after the Conference Panel review.

Households with two or more instances of job loss or income drop within ninety (90) days of a scheduled certification do not have access to the Hardship Review Committee.

Rent Simplification Implementation - Public Housing

Residents will receive notice of the new policy on July 1, 2007 and the policy will take effect on January 1, 2008 for all reexaminations with an anniversary effective date on or after January 1, 2008 and for all new lease-ups and residents requesting interim reexaminations after January 1, 2008.

A staggered approach is used to integrate the two-year and three-year reexamination cycles.

Initially in fiscal year 2008, all families will be re-examined during the first year.

In the second year of the program (2009), two thirds of the elderly/disabled families will be re-examined and one half of the non-elderly/non-disabled families.

In the third year of the program (2010), one third on the elderly/disabled families will be re-examined and one-half of the remaining non-elderly/non-disabled families.

Rent Simplification is expected to be fully implemented by December 31, 2010.

Low Income Public Housing (LIPH) Program

Rent Simplification Rent Tier Schedule

Rent Tier						
Income Range						
\$0	\$2,499	\$50		\$36,500	\$37,499	\$867
\$2,500	\$3,499	\$59		\$37,500	\$38,499	\$891
\$3,500	\$4,499	\$83		\$38,500	\$39,499	\$914
\$4,500	\$5,499	\$107		\$39,500	\$40,499	\$938
\$5,500	\$6,499	\$131		\$40,500	\$41,499	\$962
\$6,500	\$7,499	\$154		\$41,500	\$42,499	\$986
\$7,500	\$8,499	\$178		\$42,500	\$43,499	\$1,009
\$8,500	\$9,499	\$202		\$43,500	\$44,499	\$1,033
\$9,500	\$10,499	\$226		\$44,500	\$45,499	\$1,057
\$10,500	\$11,499	\$249		\$45,500	\$46,499	\$1,081
\$11,500	\$12,499	\$273		\$46,500	\$47,499	\$1,104
\$12,500	\$13,499	\$297		\$47,500	\$48,499	\$1,128
\$13,500	\$14,499	\$321		\$48,500	\$49,449	\$1,152
\$14,500	\$15,499	\$344		\$49,500	Above	\$1,176
\$15,500	\$16,499	\$368				
\$16,500	\$17,499	\$392				
\$17,500	\$18,499	\$416				
\$18,500	\$19,499	\$439				
\$19,500	\$20,499	\$463				
\$20,500	\$21,499	\$487				
\$21,500	\$22,499	\$511				
\$22,500	\$23,499	\$534				
\$23,500	\$24,499	\$558				
\$24,500	\$25,499	\$582				
\$25,500	\$26,499	\$606				
\$26,500	\$27,499	\$629				

\$27,500	\$28,499	\$653				
\$28,500	\$29,499	\$677				
\$29,500	\$30,499	\$701				
\$30,500	\$31,499	\$724				
\$31,500	\$32,499	\$748				
\$32,500	\$33,499	\$772				
\$33,500	\$34,499	\$796				
\$34,500	\$35,499	\$819				
\$35,500	\$36,499	\$843				

Hardship Waiver Policy and Guidelines

Families with Annual Income below \$2,500 annually shall pay the minimum rent of \$50.00 per month.

All families placed on minimum rent except for elderly and disabled families will be referred to the Family Self Sufficiency Program.

If a family is unable to pay the minimum rent because of a financial hardship, the family is eligible for a temporary or long-term hardship exemption from the minimum rent requirements.

All families placed on minimum rent must be informed in writing of the procedures for applying for a hardship exemption from the Minimum Rent Requirement and the ability to have minimum rent waived.

All families who apply for such hardship exemption, except for elderly persons and persons with disabilities, will be referred to the Family Self Sufficiency Program in order to assist the family in moving towards self-sufficiency.

ECC/HANH will notify all families of their right to request a hardship exemption from the minimum rent requirements and in accordance with the provisions set forth herein. Residents will be notified of their right to request a hardship exemption through the Application for Exemption from Minimum Rent, a copy of which will be provided to tenants at lease-up and at each recertification appointment and mailed to residents at each interim recertification. The policy and procedures for requesting such hardship exemption will also be included in tenant rent change notifications, the form lease agreement and all form documents related to the exemption process.

1. Criteria for Hardship Exemption from Minimum Rent Requirement

A family is automatically exempt from the minimum rent requirements for a 90-day period when the family's circumstances fall into any one of the following criteria:

When a family has lost eligibility or is awaiting eligibility determination from a Federal, State or local assistance program.

When the family would be evicted because it is unable to pay the minimum rent.

When the income of the family has decreased because of changed circumstances, including loss of employment.

When a death in the family has occurred; or

Other circumstances determined by ECC/HANH to be reasons to waive the minimum rent requirement (collectively, the "Criteria for Minimum Rent Exemption").

If a family is unable to pay the minimum rent because of a financial hardship, the family is eligible for a temporary or long-term hardship exemption from the minimum rent requirement.

A temporary hardship exemption exists when none of the above criteria is expected to last for more than 90 days.

A long-term hardship exemption exists when at least one of the above criteria is expected to last for more than 90 days.

A family may only receive one hardship exemption from the minimum rent requirement during a twelve-month period, unless a tenant is elderly, disabled, or is enrolled in ECC/HANH's Family Self Sufficiency Program. The minimum rent requirement may be waived more than once during a twelve-month period if at least one adult member of the household enrolls in the Family Self Sufficiency Program (the "FSS Program"). Elderly and disabled families are not required to enroll in the FSS Program.

Once the Authority identifies a resident's need for a hardship exemption from the minimum rent requirement or the family requests such exemption, the minimum rent shall be suspended immediately for a period of 90 days.

2. Initiation of Hardship Exemption Review

An Application for Exemption from Minimum Rent may originate from either an ECC/HANH employee or the resident family.

ECC/HANH employees must complete and submit an Application for Exemption from Minimum Rent on behalf of a resident family whenever any evidence exists that the family falls into any one of the Criteria for Minimum Rent Exemption (as set forth above).

A resident family also has the right to request a hardship exemption from minimum rent. Such request must be in writing and must state the family circumstances that qualify the family for a hardship exemption.

3. Notification of the Right to a Hardship Exemption

ECC/HANH will notify all families of the ability to receive a hardship exemption from minimum rent and the procedures for applying for such a hardship exemption in the Application for Exemption from Minimum Rent, a copy of which will be provided to residents at lease up and at each recertification appointment or mailed to residents for interim recertifications.

ECC/HANH will also notify all families in writing of the ability to receive a hardship exemption from minimum rent and the procedures for applying for such a hardship exemption in the following documents: resident rent change notifications when monthly rent is set at the minimum rent, the form lease agreement and all form documents related to the hardship exemption process.

ECC/HANH will also notify all families in all of the above documents that all families that are exempt from the minimum rent requirement will be referred to the Family Self Sufficiency (FSS) Program in order to assist the family in moving toward self-sufficiency. Elderly and disabled families are not required to participate in the FSS program.

4. Hardship Review Committee

All "Applications for Exemption from Minimum Rent" shall be forwarded to the Hardship Review Committee.

The Hardship Review Committee shall consist of the Executive Director or his/her designee, the Chief Operations Officer or his/her designee, the Service Center Director or his/her designee, and the Assistant Executive Director of Community and Economic Development or his/her designee. At the family's option, the Hardship Review Committee may include one (1) resident of ECC/HANH who is in good standing.

The Application for Exemption from Minimum Rent shall originate from the family or from an ECC/HANH employee whenever evidence exists that the family falls into any one of the Criteria for Minimum Rent Exemption.

When a resident submits an application or an ECC/HANH employee submits an application on behalf of a resident, ECC/HANH will suspend the minimum rent requirement commencing on the first of the month following the date of the application for a period of 90 days.

The resident cannot be evicted for nonpayment of minimum rent while resident's Application for Exemption from Minimum Rent is pending or during the 90-day period of suspension, whichever is longer.

The Hardship Review Committee shall send a letter to all resident families who have applied for hardship exemption from minimum rent stating:

that ECC/HANH has received an Application for Exemption from Minimum Rent,

that ECC/HANH will suspend the minimum rent requirement for 90 days effective as of the first of the next month and the effective dates of the 90-day suspension,

that there can be no eviction for non-payment of rent during the suspension period.

the date for a meeting with the resident to discuss the hardship exemption request, giving the resident family at least ten days advance notice of such meeting and informing the resident that he or she may have one opportunity to reschedule the meeting; and

that, with the exception of elderly and disabled families, the resident family has been referred to the FSS program and will not be able to receive a hardship exemption in excess of 90 days without enrolling in the program.

The Hardship Review Committee will review the circumstances surrounding the request and determine if the request is temporary, long term or nonexistent.

If the Committee determines that ***the hardship is of a temporary nature (the hardship is expected to last less than 90 days)***, at the end of the 90-day period, the resident's rent will be reinstated to the minimum rent retroactively to the initial date of suspension. The resident will have an opportunity to enter into a reasonable repayment agreement with ECC/HANH for any back rent that is due and owing to ECC/HANH.

If the Committee determines that the ***hardship is of a long-term nature (the hardship is expected to last more than 90 days)***, the tenant shall be exempt from the minimum rent requirement from the first of the month following the date of the application for exemption from the minimum rent until such time that the hardship no longer exists.

ECC/HANH may deny a resident a long-term exemption from the minimum rent requirement, if the resident fails to attend the scheduled meeting with the Hardship Review Committee. ECC/HANH will provide each resident one opportunity to reschedule the meeting. If the resident fails to attend the scheduled meetings, ECC/HANH may deny the long-term exemption from the minimum rent requirement. The letter scheduling the meeting shall inform residents that persons with disabilities are entitled to reasonable accommodation with regard to this requirement. Except for Elderly or Disabled families, no tenant shall be exempt from the minimum rent requirement for more than 90 days during a one-year period unless at least one member of the family who is 18 years of age or older enrolls and actively participates in ECC/HANH's FSS Program for job or benefit counseling. Such family member(s) shall enroll in the FSS Program within 30 days from the date of the Application for Exemption from Minimum Rent.

If the ***hardship is determined to be non-existent***, the resident will be responsible for paying rent to ECC/HANH for any rent that was suspended while tenant's Application for Exemption from Minimum Rent was pending. The minimum rent shall be re-instated retroactively to the initial date of the suspension. The resident will have an opportunity to enter into a reasonable repayment agreement with ECC/HANH for any back rent that is due and owing to ECC/HANH.

Upon completion of the review process, the Hardship Review Committee shall render a written recommendation to the Executive Director, who shall then adopt or reject the recommendation and shall issue a written decision that states as follows:

If the hardship exemption is determined to be temporary:

That a temporary hardship exemption was granted;

the effective dates of the exemption;

the basis for the decision to grant a temporary hardship exemption, including that a long-term exemption was denied and the reason that such long-term exemption was denied; and

that the resident has a right to enter into a reasonable repayment agreement with ECC/HANH for the minimum rent that was suspended and is now owing to ECC/HANH.

If the hardship exemption is determined to be long-term:

that a long-term hardship exemption was granted;

whether the long-term exemption is permanent or subject to periodic review and, if subject to periodic review, when such review will take place;

that all non-elderly, non-disabled residents are required to comply with FSS requirements as a condition of the receipt of a long-term exemption; and

that the resident must notify ECC/HANH within 10 days if the hardship ceases to exist because the resident has obtained a source of income sufficient to pay (at least) the minimum rent.

If the hardship is determined to be non-existent:

that a hardship exemption was denied;

the reason for such determination; and

the terms and conditions on which the resident family must pay back the minimum rent that was suspended and is now owing to ECC/HANH.

All letters concerning Hardship Review Committee determinations shall state that any resident who disagrees with the decision may request a grievance in accordance with ECC/HANH's grievance procedures, a copy of which will be included with the written decision. In cases where a grievance is sought, no action shall be taken by ECC/HANH until the grievance process is completed.

7. Termination of Long-Term Exemptions

ECC/HANH may conduct periodic reviews of all long-term hardship exemptions to determine if the hardship continues to exist and, for non-elderly and non-disabled residents, whether the resident is complying with FSS requirements.

If ECC/HANH determines that a family is no longer eligible for a long-term hardship exemption (because the hardship no longer exists or the non-elderly/non-disabled tenant has not complied with FSS requirements), ECC/HANH shall notify the family of the proposed termination of the long-term hardship exemption, the effective date of the proposed termination, and the reason for such proposed termination. This letter shall be delivered to the resident by first class mail no later than thirty (30) days prior to the effective date of the proposed termination. Any resident who disagrees with the proposed termination may request a grievance in accordance with ECC/HANH's grievance procedures, a copy of which will be included in the notice of termination. In cases where an appeal is sought, no action shall be taken by ECC/HANH until the grievance process is completed.

The Executive Director may waive any or all of these requirements in cases where he/she determines that the hardship conditions are likely to be permanent.

PUBLIC HOUSING RENT SIMPLIFICATION SUMMARY
EXCEPTIONS TO LIPH REGULATIONS

Topic	Regulatory Provision	Current Policy	Alternative MTW Policy for Public Housing Program
Annual Income	24 CFR Part 5.609(a)(4) 5.609(c)(8)(x) 11	Any income derived from an asset to which any member of the family has access Adoption assistance payments for any child in excess of \$480.00 received.	Excludes asset from the determination of annual income to the extent the amount does not exceed \$50,000. All income earned by fulltime student will be excluded who is over 18. Students who are HOH or spouse are not excluded. All income earned by a family from adoption assistance will be excluded.
Income Exclusion for Person Enrolled in FSS Program	24 CFR Part 5.609(b)(1)	Incremental earnings and benefits resulting in any family member from participation in a qualifying State or local employment training programs (including training programs not affiliated with a local government) and training of a family member as resident management staff.	Exclude 100 percent of any incremental earnings from wages or salaries earned by any family member during the first year of FSS program participation, 75% in 2 nd year, 50% in 3 rd year, 25% in 4 th year and 0% in 5 th year, as long as the household is enrolled in the FSS Program. This will not exceed 5 years. A family's eligibility to receive this optional income disallowance is limited to a total of 48 months. In addition, for families that qualify and receive the federal EID, the total number of months that a family may receive the optional income disallowance provided for under this subparagraph and under the Federal Earned Income Disregard (EID) may not exceed 48 months. In no event shall the family receive the exclusion provided for under this subparagraph during the same period said family member is receiving the federal EID as set forth in 24 CFR Part 5.617. Additionally, the current exclusion covering incremental earnings of any family participating in a state or local program will be expanded to include any qualifying federal program, whether or not the member is enrolled in the FSS program

Topic	Regulatory Provision	Current Policy	Alternative MTW Policy for Public Housing Program
Business Income for Resident Owned Businesses	24 CFR Part 5.609(b)(2)	The net income from the operation of a business or profession is included in determining annual income.	Exclude 100 Percent of any net income derived from the operation of a businesses; provided the business qualifies as a resident owned business under 24 CFR Part 963.5. During the first year of enrollment in FSS program 100 percent; 75 percent in the second year; 50 percent in the third year; 25 percent in the fourth year; 0 percent exclusion thereafter.
Earned Income Disallowance	24 CFR Part 960.255	Incremental income earned by a family member, provided the increase in income is the result (1) of employment of a family member was previously unemployed for one or more years prior to employment; (2) increased earnings by a family member during participation in any economic self-sufficiency or other job training program; or (3) result of new employment or increased earnings of a family member during or within six months after receiving assistance, benefits or services under any state program for temporary assistance for needy families	The Federal EID benefit is embedded into the Rent Simplification rule so the provision of EID by definition of regulation, and annual tracking is eliminated for LIPH Participants. Families will not lose out on the benefit, however, ECC/HANH will help streamline staff responsibility by eliminating the requirement. The Federal Earned Income Disregard (EID) will continue to be implemented in the LIPH program for families who are required to report increase in wages or new job under the LIPH Rent Simplification Rules. The maximum amount of time a family can be enrolled in the Federal EID is 24 months with a start/stop clock of 48 months. At the beginning of the 12 months of 50% EID, an interim will not be conducted; the family will remain at the 100% until the scheduled bi/tri annual certification comes up. Families who do already receive the benefit of no increase in rent with higher wages under the Rent Simplification rule will be tracked in Elite under EID at time of Bi-Tri annual certifications.
Mandatory Deductions	24 CFR Part 5.611	(1) \$480 for each dependent; (2) \$400 for any elderly family or disabled family; (3) The sum of the following to the extent the sum exceeds three percent of annual income: (I) Un-reimbursed	Eliminate the outlined mandatory deductions under this part. These deductions will be considered as Exceptional Expense Deductions

Topic	Regulatory Provision	Current Policy	Alternative MTW Policy for Public Housing Program
		medical expenses of any elderly family or disabled family; and (ii) reimbursed reasonable attendant care and auxiliary apparatus expenses for each member of the family who is a person with disabilities (4) Any reasonable childcare expenses necessary to enable a member of the family to be employed or to further his or her education.	
Additional (Exception) Expenses Deductions	24 CFR 5.611	A PHA may adopt additional deductions from annual income. ECC/HANH had none	Families with verifiable deductions in excess of \$2,000 will be allowed to request that these additional expenses be used in determining TTP. These verifiable deductions must exceed \$2,000 and shall be the sum of (1) Mandatory Deductions determined in accordance with Section 5.611 (2), plus non-reimbursed utility expenses (except telephone and cable)
Total Tenant Payment	24 CFR 5.628	(a) Determining total tenant payment (TTP). Total tenant payment is the highest of the following amounts, rounded to the nearest dollar: (1) 30 percent of the family's monthly adjusted income; (2) 10 percent of the family's monthly income; (3) If the family is receiving payments for welfare assistance from a public agency and a part of those payments, adjusted in accordance with the family's actual housing costs, is specifically designated by	The Total Tenant Payment (TTP) will be based upon (1) income-tiered TTP structure or the minimum TTP \$50 for a family with income of up to \$2,500 annually.

Topic	Regulatory Provision	Current Policy	Alternative MTW Policy for Public Housing Program
		such agency to meet the family's housing costs, the portion of those payments which is so designated; or (4) The minimum rent, as determined in accordance with Sec. 5.630.	
Hardship Provision for Exceptional Expenses	24 CFR 5.611(2))	A PHA may adopt additional deductions from annual income. The PHA must establish a written policy for such deductions.	A family may be exempt from minimum rent as follows; When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State or local assistance program, including a family that includes a member who is a non-citizen When the family would be evicted because it is unable to pay the minimum rent When the income of the family has decreased because of changed circumstances, including loss of employment. Family whose shelter expenses, plus un-reimbursed medical, childcare and disability expenses exceed 40 percent of annual income or whose medical, childcare or disability expenses of \$6,000 or more annually may seek a deduction in rent for exceptional expenses.
Minimum Rent	24 CFR 5.630	A family may be exempt from minimum rent of \$50.00 as follows: (I) When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is a non-citizen; (ii) When the family would be evicted because it is unable to pay the minimum rent; (iii) When the income of the family has decreased because of changed circumstances; (iv) a death has occurred in the family's household; (v) any other circumstances to be considered by the PHA to be reason to waive the minimum rent requirement.	A family may only receive one hardship exemption from the minimum rent requirement during a twelve-month period, unless a tenant is elderly, disabled, or is enrolled in ECC/HANH's Family Self Sufficiency Program. The minimum rent requirement may be waived more than once during a twelve-month period if at least one adult member of the household enrolls in the Family Self Sufficiency Program (the "FSS Program"). Elderly and disabled families are not required to enroll in the FSS Program.

Topic	Regulatory Provision	Current Policy	Alternative MTW Policy for Public Housing Program
Utility Allowances and Reimbursements	24 CFR 5.632(a) and (b)	Tenant Paid Utilities to be deducted from TTP to determine tenant rent.	No. Change. ECC/HANH will pay all utilities except for electricity at Westville Manor, Fairmont Heights, McConaughy Terrace and all Scattered Site properties.
Annual Reexamination of Income and Family Composition	24 CFR 960 Part 257	Reexamination of income must occur every year, except every two years for elderly or disabled households.	Reexamination of income will occur every three years for Elderly and Disabled families and every two years for all other families. Annual update of changes in family composition for persons 18 years of age and older that are added or subtracted from the family. ECC/HANH will do UIV and submit a 50058 annually. Additionally, the Community Service requirement will be reviewed annually for all household members who are not disabled, working less than 20 hours per week or enrolled in classes under the FSS program.
Interim Reexamination	24 CFR 960 Part 257	A family may request an interim reexamination of family income because of any changes since the last examination. The owner must make the interim reexamination within a reasonable time after the family request. Currently, family must report any change in income that amounts to \$200 or more a month.	A family can request only three interim re-examinations each 12 months with the exceptions of those conditions where they are required to report certain changes in family composition or certain changes in family income. A family, except for elderly or disabled or a family enrolled in FSS may make one request for an interim for a hardship exemption each 12 months.
Verification of Wages, Salaries and Assets below \$5,000 and Assets below \$50,000	24 CFR 5.659	The owner must obtain and document in the family's file third party verification of the following factors, or must document in the file why third party verification was not available :(1) Reported family annual income; (2) The value of assets; (3) Expenses related to deductions from annual income; and (4) Other factors that affect the determination of adjusted income.	Only a self-certification will be required for income up to and including \$5,000.00. For income above \$5,000.00 two most recent pay stubs or a W-2 or 1099 dated within 90 days of effective date of re-examination. ECC/HANH will continue to conduct EIV or UIV. Asset exclusion is raised to \$50,000.00 and only self-certification will be required.

Topic	Regulatory Provision	Current Policy	Alternative MTW Policy for Public Housing Program
Determination of Tenant Total Payment (TTP)	24 CFR 5.628	a) Determining total tenant payment (TTP). Total tenant payment is the highest of the following amounts, rounded to the nearest dollar: (1) 30 percent of the family's monthly adjusted income; (2) 10 percent of the family's monthly income; (3) If the family is receiving payments for welfare assistance from a public agency and a part of those payments, adjusted in accordance with the family's actual housing costs, is specifically designated by such agency to meet the family's housing costs, the portion of those payments which is so designated; or (4) The minimum rent	TTP based upon income-tiered approach. No family shall be subject to an increase in TTP of greater than \$25.00 a month during the second year that the family is subject to the Rent Simplification Policy. The increase in TTP during the third year the family is subject to Rent Simplification shall not exceed more than \$50 during the third year; \$75 a month during the fourth year; and \$100 a month above the monthly TTP in the year immediately preceding the implementation of Rent Simplification. The families TTP after the fifth year shall be whatever amount is determined under Rent Simplification. These limitations on rent increase shall only apply to increases in TTP that result from the imposition of Rent Simplification and not for increases that result from changes in family composition or changes in family income.

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

MOVING TO WORK SUFFICIENCY PROGRAM

RENT SIMPLIFICATION PROCEDURES FOR THE SECTION 8 MTW VOUCHER PROGRAM

Housing Choice Voucher Program Rent Simplification

ECC/HANH believes there is a better way to administer essential housing programs, one that encourages long-term self-sufficiency for both the program participants as well as the agency.

The Rent Simplification policies apply only to the Housing Choice Voucher (HCV) Program included under the agency's MTW Program. The Moderate Rehabilitation Program, Mainstream for Elderly, Welfare to Work VASH, RAD, and Enhanced Vouchers are not covered by this policy.

Rent Simplification: Equity & Efficiency

The proposed system rewards families who increase their incomes, and provides them with more opportunities to save while easing ECC/HANH's burden of administering these housing programs.

Everyone Should Contribute

ECC/HANH believes that every family should contribute towards their housing. Under Rent Simplification, the criteria under which a family can claim zero income and not pay any rent are not changed. What will change is the amount of time families will be permitted to request an interim adjustment. The minimum rent will be increased from \$25.00 per month to \$50.00 per month for the HCV Program.

Fiscal Equity for ECC/HANH

Rent Simplification is forecast to be revenue-neutral. In other words, the implementation of Rent Simplification will not increase the amount of rental revenue to the ECC/HANH.

Approvable Method

Rent Simplification allows all stakeholders to easily understand how tenant rents are determined, and armed with some basic income data, anticipate what future rents will be. This will allow families to easily plan for future expenses and savings.

Measurable Reduction in Administrative Time

By simplifying the rent determination and deduction procedures in Federal Public Housing, Rent Simplification makes the job of recertifying tenants significantly easier.

Transition to Avoid Hardships

ECC/HANH has devised a system that is not only revenue neutral for the organization, but will not result in any undue hardship to our families. There will be a transition period of one year from the current income-based rent determination process to the new income tiered rent determination process. No family will have an increase in Total Tenant Payment (TTP) during the first year they are subject to the requirements of this Rent Simplification Policy. Please note that this hold harmless provision does not apply to increases in TTP that result from an increase in family annual income above the amount earned in the reporting period immediately preceding the family being subject to Rent Simplification. No family shall be subject to an increase in TTP of greater than \$25.00 a month during the second year that the family is subject to the Rent Simplification Policy. The increase in TTP during the third year the family is subject to Rent Simplification shall not exceed \$50; \$75 a month during the fourth year; and \$100 a month above the monthly TTP in the year immediately following the implementation of Rent Simplification.

Asset Exclusion

Asset exclusion is raised to \$50,000.00. Increasing the asset exclusion amount allows residents to accumulate more assets before they are calculated as income. Families will self-certify that they do not have assets in excess of \$50,000.00.

Earned Income Disallowance

The Earned Income Disallowance (EID) under Sec. 5.617 for all HCV participants EID is eliminated.

Other Exclusions

All adoption assistance payments will be excluded from income calculations under Section 5.609(c) (8) (v) as the \$480 dependent deduction is eliminated. All income earned by full-time college students will no longer be included in the determination since there will no longer be the \$480 dependent deduction to offset income.

Annualized Income Calculation

Prospective and past income may be used to calculate resident rents, especially for families with irregular or sporadic employment histories. For families with income of up to and including \$5,000.00 we will accept a self-certification. For families earning more than \$5,000.00 of wages and salaries we want pay stubs covering the most recent four weeks of employment or a W-2 or 1099 within 180 days of the effective date of recertification. We must complete EIV or other UIV as required by HUD.

Annual Reexaminations

Reexaminations are currently conducted every year for non-elderly households and every two year for elderly and disabled households. ECC/HANH spends on average three hours per annual reexamination. Under Rent Simplification, annual reexaminations will occur every two years for non-elderly households and every three years for elderly and disabled households. These changes will allow families who experience increases in income to retain all of their increased earnings between annual reexaminations. During the first year all families will be recertified. This process will be phased in over a three-year period.

Effective FY15 (October 2014), ECC/HANH updated its definitions of elderly/disabled and work-able families. Under the policy change, an elderly/disabled family will be defined as one in which all adult members (excluding live-in attendants) are elderly and/or disabled. A work-able family will be one that doesn't meet the new elderly/disabled definition. Work-able households under the new definition will have reexaminations every two years (biennial schedule) and elderly/disabled households will have annual reexaminations every three years (triennial schedule).

ECC/HANH believes this new definition more closely matches the spirit of a "work-able" family since all work-able families would have at least one work-able adult. Under the prior definition, an elderly/disabled family only needed a head, co-head, or spouse to be elderly or disabled which led to some families with work-able adults being categorized as elderly/disabled. This change will also give ECC/HANH the ability to better track earnings and employment for work-able families; and the better population division will give ECC/HANH the flexibility to implement work-able specific rent policy changes in the future if it so chooses.

Deductions for Exceptional Expenses

Excess resources are dedicated to verifying deductions for child care, medical and disability allowances. Third party verifications of these amounts are difficult to accomplish and the agency more often than not relies upon first- and second-party verifications of these deductions. Obtaining verification data also places an undue burden on the resident. To simplify this process, ECC/HANH will eliminate standard deductions for these amounts for elderly, disabled and non-elderly households.

Households with exceptional expenses may request a rent reduction. This includes large families (more than two children). It also includes families with high medical expenses, disability assistance expenses, or childcare expenses. Combined, exceptional expenses must total no less than \$2000.00 in order for family to qualify for the additional monthly rent deduction.

The amount of expense is set in \$2,000.00 tiers. This allows ECC/HANH to move away from verifying every last dollar. Tenants are not required to provide documentation of every dollar of expense; rather, tenants need only provide documentation sufficient to meet the appropriate tier.

The amount of monthly rent reduction is established at the mid-range of the tier.

Households with exceptional expenses will receive a direct reduction of the monthly rent. However, no tenant's rent will be reduced below a rent of \$50.00 as a result.

Tiered Amount of Expenses	Monthly Rent Reduction
\$ 2,000 - \$ 3,999	\$ 75 (equivalent to \$3,000 deduction)
\$ 4,000 - \$ 5,999	\$ 125 (equivalent to \$5,000 deduction)
\$ 6,000 +	Hardship Review

Changes in Family Composition

Residents are still required to get permission from the Housing Manager and the Director of Housing, Management to add anyone to a household and to report changes in family composition. A family's rent is recalculated if the addition or subtraction of a household member results in an income change of \$200.00 per month or more, or that causes the family to move from one income tier to another. This increase in rent does not count as an interim reexamination.

Mandatory Interim Reexaminations Policy

Residents must request an interim reexamination if any of the following conditions occur:

Change in family composition that affects the voucher size or bedroom size.

The addition of a family member 18 years of age or older

Change in family composition that causes the family to move from one income tier to another with a higher rent schedule.

Addition of a live-in aid

Income increase following an interim rent reduction

If ECC/HANH grants an exceptional deduction for any family and there is a subsequent change then the family must report that change to ECC/HANH.

Optional Interim Reexaminations Policy

Residents have the option to request three (3) interim reexaminations during every twelve (12) month period. Interims may be granted in the following instances:

Decrease in family income that is expected to last 90 days or more if it will result in a change in the family's income tier (exclude seasonal workers; see below)

Increase in Exceptional Expenses of at least \$2,000.00

Interim rents normally remain in place until the next scheduled reexamination. If a family experiences an increase in income it is not necessary for the family to report this increase in income until the next scheduled certification date, except when the increase occurs after an interim decrease has been processed. This rule does not apply to Hardships. See language related to hardships

Households receiving a requested interim rent reduction must report any subsequent income increase to ECC/HANH within thirty (30) days of occurrence. Failure to report the change within thirty (30) days results in retroactive rent changes, and depending on the severity of the circumstances, lease termination.

Seasonal workers who are employed for a period of time less than 12 months annually will have their rent calculated over a 12-month period using the 9 or 10 months of income earned. During the months the worker is not actively working, the family will not be able to request a rent reduction as the rent has already been adjusted over a 12-month period.

Permanent loss of income (i.e., death of an income earner) results in a permanent, rather than interim, rent reduction. This decrease in rent does not count as an interim reexamination. Under this circumstance, the family is not required to report a subsequent increase in income until the next scheduled certification.

Verification of Annual Income from Wages and Salaries and Assets

To reduce the administrative burden associated with the verification of income ECC/HANH has amended its Admission and Continued Occupancy (ACOP) to specify that:

For earnings from wages and salaries where Annual Income for the prior period of up to and including \$5,000.00, self-certification from family is all that shall be required as verification of income.

For earnings from and salaries of more than \$5,000.00 the most recent pay stubs for recent 4 weeks of employment, or W-2 or 1099 within 180 days of the anniversary date shall be required in addition to the self-certification, but only to the extent that verification of Annual Income is not available from a third-party source of Upfront Income Verification.

Self-certification of all sources of Annual Income shall be required in all cases.

For families with total assets of \$50,000.00 or less a self-certification of said assets shall be required.

Income Tiered Rents Calculated within \$1,000 Bands

Rents are based on \$1,000.00 income bands starting at \$2,500.00. Using a band-based rent schedule allows the ECC/HANH and residents to move away from verifying every last dollar earned and deducted. (See Exhibit A)

On January 31, 2007, both the median and mode percentage of Total Tenant Payment (TTP) to annual income is 28.5 percent. That is, most families pay 28.5 percent of their family income (before utility allowance) as rent. Fifty two (52) percent of households pay 28 percent or more of annual income for TTP; six percent pay less than 10 percent; 13 percent pay between 10 and 20 percent; and 26 percent pay between 20 and 27 percent of income as TTP.

Rent will be set at 28.50 percent of income for income tiers of \$1000.00 starting at \$2,500.00. The rent will be calculated at the lower end of each tier. For example, for the \$2,500.00 to \$3,499.00 tier, the rent will be calculated at 28.50 percent of \$2,500.00. Families with incomes below \$2,500.00 will be charged the minimum rent. Families will be permitted to apply for a hardship if verifiable proof is provided that their total expenses exceed \$2,000.00

Minimum Rents

Families with annual income below \$2,500.00 will pay a minimum rent of \$50.00. In no event shall any family pay less than 25 percent of its Annual Income for TTP.

Zero (0) Income Households

A family claiming zero (\$0) rent is automatically exempt from the minimum rent requirements for a 90-day period when the family's circumstances fall into any one of the following criteria:

- When a family has lost eligibility or is awaiting eligibility determination from a Federal, State or local assistance program;
- When the family would be evicted because it is unable to pay the minimum rent;
- When the income of the family has decreased because of changed circumstances, including loss of employment;
- When a death in the family has occurred; or
- Other circumstances determined by ECC/HANH to be reasons to waive the minimum rent requirement (collectively, the "Criteria for Minimum Rent Exemption").

If a family is unable to pay the minimum rent because of a financial hardship, the family is eligible for a temporary or long-term exemption from the minimum rent requirement and the HAP will be adjusted accordingly.

A temporary hardship exemption exists when none of the above criteria is expected to last for more than 90 days. At the end of the 90 days, the family will undergo an interim increase.

A long-term hardship exemption exists when at least one of the above criteria is expected to last for more than 90 days. At the end of the long-term hardship, an interim is conducted to adjust the family's income.

A family may only receive one hardship exemption from the minimum rent requirement during a twelve-month period, unless a participant is elderly, disabled or is enrolled in ECC/HANH's Family Self-Sufficiency Program. The minimum rent requirement may be waived more than once during a twelve-month period if at least one adult member of the household enrolls in the Family Self Sufficiency Program (the FSS Program). Elderly and disabled families are not required to enroll in the FSS Program.

Once ECC/HANH identifies a participant's need for a hardship exemption from the minimum rent requirement or the family requests such exemption, the minimum rent shall be suspended immediately for a period of 90 days. At the end of the hardship, an interim will be conducted to bring family up to speed on current household income.

Hardship Review

All "Applications for Exemption from Minimum Rent" shall be forwarded to the Hardship Review Committee.

The Hardship Review Committee shall consist of the Executive Director or his/her designee, the Chief Operations Officer or his/her designee, the Service Center Director or his/her designee, and the Assistant Executive Director of Community and Economic Development or his/her designee. At the family's option, the Hardship Review Committee may include one (1) participant of ECC/HANH who is in good standing.

The Application for Exemption from Minimum Rent shall originate from the family or an ECC/HANH employee if the family experiences any one of the Criteria for Minimum Rent Exemption.

When a participant submits an application or an ECC/HANH employee submits an application on behalf of a participant, ECC/HANH will suspend the minimum rent requirement commencing on the first of the month following the date of the application for a period of 90 days and adjust the HAP payment accordingly.

The participant's assistance cannot be terminated for nonpayment of minimum rent while participant's Application for Exemption from Minimum Rent is pending or during the 90 day period of suspension, whichever is longer.

The Hardship Review Committee shall send a letter to all participant families who have applied for Hardship Exemption from Minimum Rent stating:

- that ECC/HANH has received an Application for Exemption from Minimum Rent,
- that ECC/HANH will suspend the minimum rent requirement for 90 days effective as of the first of the next month and the effective dates of the 90 day suspension,
- that there can be no termination of assistance for non-payment of rent during the suspension period;
- the date for a meeting with the participant to discuss the hardship exemption request, giving the participant family at least ten days advance notice of such meeting and informing the participant that he or she may have one opportunity to reschedule the meeting; and
- that, with the exception of elderly and disabled families, the participant family has been referred to the FSS program and will not be able to receive a hardship exemption in excess of 90 days without enrolling in the program.

The Hardship Review Committee will review the circumstances surrounding the request and determine if the request is temporary, long term or nonexistent.

If the Committee determines that ***the hardship is of a temporary nature (the hardship is expected to last less than 90 days)***, at the end of the 90-day period, the participant's rent will be reinstated to the minimum rent retroactively to the initial date of suspension. The participant will have an opportunity to enter into a reasonable repayment agreement with ECC/HANH for any back rent that is due and owing to ECC/HANH.

If the Committee determines that the ***hardship is of a long-term nature (the hardship is expected to last more than 90 days)***, the tenant shall be exempt from the minimum rent requirement from the first of the month following the date of the application for exemption from the minimum rent until such time that the hardship no longer exists.

ECC/HANH may deny a participant a long-term exemption from the minimum rent requirement, if the participant fails to attend the scheduled meetings with the Hardship Review Committee. ECC/HANH will provide each participant one opportunity to reschedule the meeting. If the participant fails to attend the scheduled meetings, ECC/HANH may deny the long-term exemption from the minimum rent requirement. The letter scheduling the meeting, shall inform participants that persons with disabilities are entitled to reasonable accommodation with regard to this requirement.

Except for Elderly or Disabled families, no tenant shall be exempt from the minimum rent requirements for more than 90 days during a one-year period unless at least one member of the family who is 18 years of age or older enrolls and actively participates in ECC/HANH's FSS Program for job or benefit counseling. Such family member(s) shall enroll in the FSS program within 30 days from the date of the Application of Exemption from Minimum Rent.

If the hardship is determined to be nonexistent, the participant will be responsible for paying rent to ECC/HANH for any rent that was suspended while tenant's Application for Exemption from Minimum Rent was pending. The minimum rent shall be re-instated retroactively to the initial date of the suspension. Participant will have an opportunity to enter into a reasonable repayment agreement with ECC/HANH for any back rent that is due and owing to ECC/HANH. Upon completion of the review process, the Hardship Review Committee shall render a written recommendation to the Executive Director, who shall then adopt or reject the recommendation and shall issue a written decision that states as follows:

If the hardship exemption is determined to be short term:

- that a short-term hardship exemption was granted;
- the effective dates of the exemption;
- the basis for the decision to grant a short-term exemption, including that a long-term exemption was denied and the reason that such long-term exemption was denied; and
- that the participant has a right to enter into a reasonable repayment agreement with ECC/HANH for the minimum rent that was suspended and is now owing to ECC/HANH.

If the hardship exemption is determined to be long term:

- that a long-term hardship exemption was granted;
- whether the long-term exemption is permanent or subject to periodic review and, if subject to periodic review, when such review will take place; and
- that all non-elderly, non-disabled participants are required to comply with FSS requirements as a condition of the receipt of a long term exemption; and

- that the participant must notify ECC/HANH within 10 days if the hardship ceases to exist because the participant has obtained a source of income sufficient to pay (at least) the minimum rent.

If the hardship is determined to be non-existent:

- that a hardship exemption was denied;
- the reason for such determination; and
- the terms and condition on which the participant family must pay back the minimum rent that was suspended and is now owing to ECC/HANH.

All letters concerning Hardship Review Committee determinations shall state that any participant who disagrees with the decision may request an informal hearing in accordance with ECC/HANH's hearing procedures, a copy of which will be included with the written decision. In cases where a hearing is sought, no action shall be taken by ECC/HANH until the grievance process is completed.

Mixed Families

For mixed families, where some households include members with citizenship or eligible immigration status as well as those without, rents are calculated using the simplification model; subsidy is then prorated using current methods.

Fraud Prevention

After two or more instances of job loss or income drop within ninety (90) days of a scheduled reexamination (based on current and prior reexamination history), ECC/HANH sets a rent based on the past year's W-2 or other information available for income verification. Households are advised that this is a potential fraud issue and that they have the right to grieve through the normal process to more fully explain the reasons for the pattern of income loss. ECC/HANH will set the rent after the Conference Panel review.

Households with two or more instances of job loss or income drop within ninety (90) days of a scheduled certification do not have access to the Hardship Review Committee.

Rent Simplification Implementation – Housing Choice

Residents will receive notice of the new policy on July 1, 2007 and the policy will take effect on January 1, 2008 for all reexaminations with an anniversary effective date on or after January 1, 2008 and for all new lease-ups and residents requesting interim reexaminations after January 1, 2008.

A staggered approach is used to integrate the two-year and three-year reexamination cycles.

Initially in fiscal year 2008, all families will be re-examined during the first year.

In the second year of the program (2009), two thirds of the elderly/disabled families will be re-examined and one half of the non-elderly/non-disabled families.

In the third year of the program (2010), one third on the elderly/disabled families will be re-examined and one-half of the remaining non-elderly/non-disabled families.

Rent Simplification is expected to be fully implemented by December 31, 2010.

SEMAP WAIVERS

The SEMAP verification methods and ratings are set forth under 24 CFR Part 983. As a result of the Rent Simplification Plan many of these indicators will either no longer be relevant or the Authority and/or HUD will be unable to measure ECC/HANH's performance; therefore, ECC/HANH will request a waiver of the following SEMAP indicators beginning October 1, 2007.

Sec. 985.3(c). **Determination of Adjusted Income.**

Beginning October 1, 2007, Total Tenant Payment will be based Annual Income by income tiers. Additional, ECC/HANH will no longer include assets of less than \$50,000 in the determination of Annual Income. There will no longer be any Mandatory Deductions; therefore, a waiver of this Section is required.

Section 985.3(j) Annual reexaminations.

This indicator shows whether the PHA completes a reexamination for each participating family at least every 12 months (24 CFR 5.617). A waiver of this indicator is required since ECC/HANH will no longer reexamine every family each year.

Section 985.3(m) Annual HQS Inspections.

This indicator shows whether the PHA inspects each unit under contract at least annually. (24 CFR 982.405(a). ECC/HANH will no longer inspect every unit every year, but will instead inspect units according to the families' biennial or triennial recertification schedule.

Section 985.507(m) Rent to Owner: Reasonable Rent

Section 985.3(n) Lease-Up.

This indicator shows whether the PHA enters HAP contracts for the number of units reserved under ACC for at least one year. Due to the funding fungibility under MTW, Section 8 funds are used according to the priorities set forth in the MTW Annual Plan.

Alternative Inspection Schedule

ECC/HANH will no longer inspect each unit every year, but will instead inspect units according to the families' biennial or triennial recertification schedule, unless:

The participant or landlord requests a special inspection due to violations noticed by either party.

Hardship Waiver Policy and Guidelines

Families with Annual Income below \$2,500 annually shall pay the minimum rent of \$50.00 per month.

All families placed on minimum rent with the exception of elderly and disabled families will be referred to the Family Self Sufficiency Program.

If a family is unable to pay the minimum rent because of a financial hardship, the family is eligible for a temporary or long-term hardship exemption from the minimum rent requirements.

All families placed on minimum rent must be informed in writing of the procedures for applying for a hardship exemption from the Minimum Rent Requirement and the ability to have minimum rent waived.

All families who apply for such hardship exemption, with the exception of elderly persons and persons with disabilities, will be referred to the Family Self Sufficiency Program in order to assist the family in moving towards self-sufficiency. ECC/HANH will notify all families of their right to request a hardship exemption from the minimum rent requirement and in accordance with the provisions set forth herein. Participants will be notified of their right to request a hardship exemption through the Application for Exemption from Minimum Rent, a copy of which will be provided to participants at lease-up and at each recertification appointment and mailed to participants at each interim recertification. The policy and procedures for requesting such hardship exemption will also be included in participant rent change notifications, Application for Exemption from Minimum Rent and all form documents related to the exemption process.

Criteria for Hardship Exemption from Minimum Rent Requirement.

- A family is automatically exempt from the minimum rent requirements for a 90-day period when the family's circumstances fall into any one of the following criteria:
- When a family has lost eligibility or is awaiting eligibility determination from a Federal, State or local assistance program;
- When the family would be evicted because it is unable to pay the minimum rent;
- When the income of the family has decreased because of changed circumstances, including loss of employment;
- When a death in the family has occurred; or

- Other circumstances determined by ECC/HANH to be reasons to waive the minimum rent requirement (collectively, the "Criteria for Minimum Rent Exemption").

If a family is unable to pay the minimum rent because of a financial hardship, the family is eligible for a temporary or long-term exemption from the minimum rent requirement and the HAP will be adjusted accordingly.

A temporary hardship exemption exists when none of the above criteria is expected to last for more than 90 days. At the end of the 90 period, an interim will be completed to set the family to rent based on the new current income.

A long term hardship exemption exists when at least one of the above criteria is expected to last for more than 90 days. At the end of the long-term hardship, an interim will be completed to set the family to rent based on the new current income.

A family may only receive one hardship exemption from the minimum rent requirement during a twelve-month period, unless a participant is elderly, disabled or is enrolled in ECC/HANH's Family Self-Sufficiency Program. The minimum rent requirement may be waived more than once during a twelve-month period if at least one adult member of the household enrolls in the Family Self Sufficiency Program (the FSS Program). Elderly and disabled families are not required to enroll in the FSS Program.

Once ECC/HANH identifies a participant's need for a hardship exemption from the minimum rent requirement or the family requests such exemption, the minimum rent shall be suspended immediately for a period of 90 days.

Initiation of Hardship Exemption Review

An application for Exemption from Minimum Rent may originate from either an ECC/HANH employee or the participant family.

ECC/HANH employees must complete and submit an Application for Exemption from Minimum Rent on behalf of a participant family whenever any evidence exists that the family falls into any one of the Criteria for Minimum Rent Exemption (as set forth above).

A participant family also has the right to request a hardship exemption from minimum rent. Such request must be in writing and must state the family circumstances that qualify the family for a hardship exemption.

Notification of the Right to a Hardship Exemption

ECC/HANH will notify all families of the ability to receive a hardship exemption from minimum rent and the procedures for applying for such a hardship exemption in the Application for Exemption from Minimum Rent, a copy of which will be provided to participants at lease up and at each recertification appointment or mailed to participants for interim recertifications.

ECC/HANH will also notify all families in writing of the ability to receive a hardship exemption from minimum rent and the procedures for applying for such a hardship exemption in the following documents: participant rent change notifications, the Application for Exemption from Minimum Rent and all form documents related to the hardship exemption process.

ECC/HANH will also notify all families in all of the above documents that all families that are exempt from the minimum rent requirements will be referred to the Family Self Sufficiency (FSS) Program in order to assist the family in moving toward self-sufficiency. Elderly and disabled families are not required to participate in the FSS program.

Significant Change to MTW FY20 Plan Amendment #1

Rent Simplification Interims HCV & LIPH:

Rent Simplification in both LIPH and HCV will include a request to adjust rent during COVID19 and any similar pandemic or National, State or Local emergency affecting a large number of families in the community. In order to prevent staff having to reprocess files when families go back to work during a time like this, ECC/HANH will create a letter which advises the families of decrease to their rent for 120 days (4 months), as a result of loss or decrease in income. At the end of the 4 months, the rent will be adjusted back to what it was before the decrease. Staff would process 2

actions, the decrease, and a second action (effective on the 1st day of the 4th month) which would be an increase back to previous amount. This way, families will not need to report the increase and staff can give 30-day notice of the potential increase change at the same time they are giving the decrease notice.

If families are not yet back to work or the change is permanent, they must report the change to ECC/HANH as soon as they are aware so that the second interim may be cancelled or adjusted.

This interim option does not cancel or supersede the current interim change rule where families are not required to report a new income or increase in income if the previous decrease was associated with an annual certification. In other words, Interim rents normally remain in place until the next scheduled reexamination. If a family experiences an increase in income it is not necessary for the family to report this increase in income until the next scheduled certification date, except when the increase occurs after an interim decrease has been processed. With that said, COVID19, or similar pandemic or national, state or local emergency related interim decreases will remain in effect for the full 120 days. Any increases after this time period must be reported to ECC/HANH within 10 days of the change.

During these moments, the start and end date of interim decrease requests will made clear to families of ECC/HANH via current forms of communication with families.

Minimum Rent Hardship LIPH & HCV:

The three month hardship time-frame will be increased to four months during COVID19 and any similar pandemic or national, state or local emergency affecting a large number of families in the community. Additionally, families who fall under the hardship repayment requirement will not be required to repay hardship.

Housing Choice Voucher HQS Inspections

HQS Inspections may be conducted via video conference on a case by case basis with the Owner or his/her designee present at the inspection site. Inspection appointments will be scheduled as usual and will be attended in person by the landlord or designee. All HQS inspections forms will be mailed to the owner or designee in advance of the scheduled appointment. A certified HQS inspector must participate on the video conference and will guide the homeowner or designee through the inspections process. This process will be allowed for initial inspections of previously inspected units, meaning if a unit was previously occupied by a family receiving HCV subsidy, the unit may qualify for a video inspection for initial inspection for new voucher holder, as well as special inspections and bi/triennial inspections. Failed initial inspections will follow the current inspections protocol and timeline with the added option of proceeding via video conference. A 2nd failed inspection will require that an inspector go out to the site and inspect the corrected deficiencies in person.

The landlord or designee will bring the provided forms to the inspections appt and will sign the landlord portions of all forms while on video conference. The Inspector will serve as the witness to the landlord or designee signature and will sign as such. The inspector must include any notes regarding the process, including any information or areas that were not inspected or discussed during this time.

With the exception of HVAC & other home systems, special inspections may be conducted via video conference. In the same way as the Initial and bi/triennial inspections, a 2nd fail will trigger an in-person inspection by the HQS inspector.

Exceptional Expenses

Applicability- Deductions permitted under 24 CFR Part 5.611(a) shall be permitted only to the extent the sum of anticipated deductions permitted under said Part 5.611(a) for the year are expected to equal or exceed \$2,000. Families with Exceptional Expenses that equal or exceed \$2,000 may request a rent deduction. The amounts of expenses are set in \$2,000 tiers. This allows ECC/HANH to move away from having to verify every dollar of every deduction. Participants will no longer be required to provide documentation for every dollar of expenses, but, instead, participants need only provide documentation sufficient to the expenses of the appropriate tier.

The amount of the rent deduction is established at the mid-range of each tier. Families with Exceptional Expenses will receive a reduction in the rental payment as set forth on the following table:

Families must have more than two qualifying dependents in order to qualify for additional Dependent Deductions. The Elderly/Disabled deductions shall not be used in determining Exceptional Expenses. Dependent deduction shall only be allowed for families with more than two dependents since the standard amount of this deduction has been included in the determination of the percentage used to calculate tenant rent.

Tiered Amount of Exceptional Expenses	Monthly Rent Reduction
\$ 2,000 - \$ 3,999	\$ 75 (equivalent to \$3,000 deduction)
\$ 4,000 - \$ 5,999	\$ 125 (equivalent to \$5,000 deduction)
\$ 6,000 +	Hardship Review

Elderly persons and persons with disabilities always have the right to request a Reasonable Accommodation(s). Rents are determined in accordance with the methods and income measures set forth in ECC/HANH's Public Housing Rent Simplification Policies.

ATTACHMENT C-1
EXCEPTION TO HCV REGULATIONS

Topic	Exceptions to HCV Program Regulations	Current Policy	Alternative MTW Policy for Housing Choice Voucher Program
Annual Income	24 CFR Part 5.609(a)(4)	Any income derived from an asset, to which any member of the family has access.	Excludes assets, from the determination of annual income to extent the amount is \$50,000 or less. All income earned by a fulltime student will be excluded. All income earned by a family from adoption assistance will be excluded.
Income Exclusion for Person Enrolled in FSS Program	24 CFR Part 5.609(b)(1)	Incremental earnings and benefits to any family member, received from participation in a qualifying State or local employment training program, (including training programs not affiliated with a local government); and training of a family member participating as resident management staff.	Exclude 100 percent of any incremental earnings from wages or salaries earned by any family member during the first year of FSS program participation, 75% in 2 nd year, 50% in 3 rd year, 25% in 4 th year and 0% in 5 th year, as long as the household is enrolled in the FSS Program. This will not exceed 5 years. Additionally, the current exclusion covering incremental earnings of any family participating in a state or local program will be expanded to include any qualifying federal program, whether or not the member is enrolled in the FSS program.
Business Income for Resident Owned Businesses	24 CFR Part 5.609(b)(2)	The net income from the operation of a business or profession is included in determining annual income.	During the first year of enrollment in the FSS program, exclude 100 percent of any net income derived from the operation of a business; provided the business qualifies as a resident owned business under 24 CFR Part 963.5. 50 percent exclusion during the second year. 25 percent exclusion the third year.

Topic	Exceptions to HCV Program Regulations	Current Policy	Alternative MTW Policy for Housing Choice Voucher Program
Earned Income Disallowance for Persons with Disabilities	24 CFR Part 5.617(a)	Incremental income earned by a previously unemployed disabled person in the 12 months prior to becoming employed, provided the increase in income is the result of; employment of a family member, previously unemployed for one or more years prior to employment; (2) increased earnings by a family member during participation in any economic self-sufficiency or other job training program; or (3) result of new employment or increased earnings of a family member during or within six months after receiving assistance, benefits or services under any state program for temporary assistance for needy families.	Eliminated from HCV program
Mandatory Deductions	24 CFR Part 5.611	(1) \$480 for each dependent; (2) \$400 for any elderly family or disabled family; (3) The sum of the following, to the extent the sum exceeds three percent of annual income: (i) Un-reimbursed medical expenses of any elderly family or disabled family; and (ii) reimbursed reasonable attendant care and auxiliary apparatus expenses for each member of the family who is a person with disabilities (4) Any reasonable childcare expenses necessary to enable a member of the family to be employed or to further his or her education.	Eliminate all mandatory deductions.

Topic	Exceptions to HCV Program Regulations	Current Policy	Alternative MTW Policy for Housing Choice Voucher Program
Additional (Exception) Expenses Deductions	24 CFR 5.611	None	Families with verifiable deductions at or exceed of \$2,000 will be allowed to request that these additional expenses be used in determining TTP. These verifiable deductions must equal or exceed \$2,000 and shall be the sum of: Mandatory Deductions determined in accordance with Section 5.611 (a), plus non-reimbursed utility expenses (except telephone).
Total Tenant Payment	24 CFR 5.628	Determining total tenant payment (TTP). Total tenant payment is the highest of the following amounts, rounded to the nearest dollar: (a) 30 percent of the family's monthly adjusted income; (b) 10 percent of the family's monthly income; (c) If the family is receiving payments for welfare assistance from a public agency and a part of those payments, adjusted in accordance with the family's actual housing costs, is specifically designated by such agency to meet the family's housing costs, the portion of those payments which is so designated; or (d) The minimum rent, as determined in accordance with Sec. 5.630.	TTP to be based upon (1) income-tiered TTP structure or the minimum TTP \$50 for a family with income of up to \$2,500 annually re

Topic	Exceptions to HCV Program Regulations	Current Policy	Alternative MTW Policy for Housing Choice Voucher Program
Hardship Provision	24 CFR 5.630(b)	A family may be exempt from minimum rent as follows: (i) When the family has lost eligibility or is waiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is a non-citizen; (ii) When the family would be evicted because it is unable to pay the minimum rent; (iii) When the income of the family has decreased because of changed circumstances, including loss of employment.	A family whose shelter expenses, plus un-reimbursed medical, childcare and disability expenses exceed 40 % of annual income or whose medical, childcare or disability expenses of \$6,000 or more annually may seek hardship.
Minimum Rent	24 CFR 5.630	\$25.00 for HCV. \$50.00 for LIPH	HCV increased from \$25.00 a month to \$50.00 a month so that LIPH and HCV have same minimum rent amount.
Utility Allowances and Reimbursements	24 CFR 5.632(a) and (b)	Tenant Paid Utilities to be deducted from TTP to determine tenant rent.	No change. Tenant paid utilities to be deducted from TTP to determine tenant rent.
Medical Deductions	24 CFR 5.611(c)		No longer applicable unless they exceed applicable threshold.
Annual Reexamination of Income and Family Composition	24 CFR 982.516	Reexamination of income must occur every year, except every two years for elderly or disabled households.	Reexamination of family income will occur every three years for Elderly or Disabled families and every two years for all other families, instead of every year. Reexamination of family composition will only occur if a family notifies ECC/HANH of a change in family composition since this will affect the determination of appropriate size unit. Annual update of changes in family composition for persons 18 years of age and older that are added or subtracted from the family. ECC/HANH will do UIV and submit a 50058 annually.

Topic	Exceptions to HCV Program Regulations	Current Policy	Alternative MTW Policy for Housing Choice Voucher Program
Interim Reexamination	24 CFR 982.516	A family may request an interim reexamination of family income for any changes since the last annual reexamination. ECC/HANH must conduct the interim reexamination within a reasonable time period after the family request. Currently, family must report any change in income that exceeds \$200 or more a month.	A family may request a maximum of three interim re-examinations within a 12-month period, with the exception of those conditions where they are required to report certain changes in family composition or certain changes in family income. A family, except for elderly or disabled, may only make one request for an interim for a hardship exemption each 12 months, unless one (1) household member is enrolled in the FSS program.
Verification of Wages, Salaries and Assets below \$5,000 and Assets below \$50,000	24 CFR 5.659	ECC/HANH must obtain and document in the family's file third party verification of the following factors, or must document in the file why third party verification was not available: (1) Reported family annual income; (2) The value of assets; (3) Expenses related to deductions from annual income; and (4) Other factors that affect the determination of adjusted income.	Only a self-certification will be required for income up to and including \$5,000. For income above \$5,000 two most recent pay stubs or a W-2 or 1099 dated within 90 days of effective date of re-examination. ECC/HANH will continue to conduct EIV or UIV.
Determination of Tenant Total Payment (TTP)	24 CFR 5.628	Determining total tenant payment (TTP). Total tenant payment is the highest of the following amounts, rounded to the nearest dollar: (1) 30 percent of the family's monthly adjusted income; (2) 10 percent of the family's monthly income; (3) if the family is receiving payments for welfare assistance from a public agency and a part of those payments, adjusted in accordance with the family's actual housing costs, is specifically designated by such agency to meet the family's housing costs, the	TTP based upon income-tiered approach. No family shall be subject to an increase in TTP greater than \$25.00 a month during the second year family is of the Rent Simplification Policy. The increase in TTP during the third year of the Rent Simplification Policy shall not exceed \$50 a month. The increase in TTP during the fourth year of the Rent

Topic	Exceptions to HCV Program Regulations	Current Policy	Alternative MTW Policy for Housing Choice Voucher Program
		portion of those payments which is so designated; or (4) The minimum rent	Simplification Policy shall not \$75 a month. The increase in TTP during the fifth year shall not exceed \$100 a month above the monthly TTP in the year immediately preceding the implementation of Rent Simplification Policy. These limitations on rent increase shall only apply to increases in TTP that result from the implementation of the Rent Simplification Policy and not rent increases that result from changes in family composition or changes in family income.
Annual Inspections	24 CFR Part 982.405(a)	ECC/HANH must inspect each unit annually during Section 8 assisted occupancy. 24 CFRP Part 982.405 (a) states that : The PHA must inspect the unit leased to a family prior to the initial term of the lease, at least annually during assisted occupancy, and at other times as needed, to determine if the unit meets the HQS. (See §982.305(b)(2) concerning timing of initial inspection by the PHA.)	ECC/HANH will no longer inspect every unit every year, but will instead inspect units every two years, unless the first unit inspection conducted after the implementation of the Rent Simplification Policy shows that the unit; (1) failed an inspection, or (2) the unit had a failed inspection in the three
			years prior to the implementation of the Rent Simplification Policy. A unit must have three consecutive years without a failed inspection to qualify for the bi-annual inspection. Units for which landlords are requesting increases in HAP payment will also be inspected prior to

Topic	Exceptions to HCV Program Regulations	Current Policy	Alternative MTW Policy for Housing Choice Voucher Program
			ECC/HANH granting any such increase.
Waiver of SEMAP Indicator	24 CFR Part 985.3(c).		Determination of Adjusted Income. Beginning October 1, 2007, Total Tenant Payment will be based Annual Income by income tiers. Additional, ECC/HANH will no longer include assets of less than \$50,000 is the determination of Annual Income. There will no longer be any Mandatory Deductions; therefore, a waiver of this Section is required by HUD.
Waiver of SEMAP Indicator	24 CFR Part 985.3(m)		Annual HQS Inspections. This indicator shows whether the PHA inspects each unit under contract at least annually. CFR 982.405(a). ECC/HANH will no longer inspect every unit every year, but will instead inspect a unit every two years unless the unit's inspection history indicates a need for an annual inspection as set forth above.
Waiver of SEMAP Indicator	24 CFR Part 985.3 (n)		Lease-Up. This indicator shows

Topic	Exceptions to HCV Program Regulations	Current Policy	Alternative MTW Policy for Housing Choice Voucher Program
			whether or not ECC/HANH enters HAP contracts for the number of units reserved under ACC for at least one year. ECC/HANH currently has a waiver of this provision and request that it be extended until September 30, 2008
Portability procedures	24 CFR Part 983.355 (c) (1)	ECC/HANH would like to have the ability to re-determine the eligibility of adult household members by performing a background check to ensure that family members do not have a criminal background.	

Waiver of Requirement to give 12 month notice to family about Payment Standard decrease	24 CFR 982.505 (3)(iii)	(iii) The PHA must provide the family with at least 12 months' notice that the payment standard is being reduced during the term of the HAP contract before the effective date of the change.	The PHA will notify families at the time of biennial or triennial recertification that the payment standard may increase or decrease at the next reexamination based on the approved FMR at that time.
Waiver to allow a decrease in payment standard the effective date of the family's second regular reexamination following the effective date of the decrease in payment standard.		The initial reduction in payment standard cannot take place before the effective date of the family's second regular reexamination following the effective date of the decrease in payment standard.	The PHA will use the payment standard in effect on the date of reexamination whether it is a decrease or an increase.

Appendix 7: Actual Capital Expenses and Portfolio Capital Needs

Table of General Description of All Actual Capital Expenses During the Plan Year

Description	Capital Expenditures Planned FY 2022	Capital Expenditures 09-30-22	CFP Total	MTW Total	Other Total (Insurance)	Total Estimated Project Cost	Comments
Crawford Health & Safety: Accessible Vestibule & Fire Pump; Fire Alarm, Interior & Exterior Health & Safety Work Items	\$828,442	\$250,233.29	\$50,930.00	\$199,303.29	\$0	\$2,216,674	In FY 2021, ECC undertook building assessment to set health & safety priorities. Accessible entrance & fire pump project initiated as 1st phase since it did not require entrance into resident units during COVID. Contract continued into FY 2022. Phase 2 including fire alarm system upgrade and work requiring apartment access bid fall 2021. Responses over budget; no award. Re-bid issued Feb. 2022. Contract awarded for implementation in FY 2022-23. Relocation costs included.
Scattered Sites EAST & WEST: Replacement of Heating & Domestic Hot Water systems	\$0	\$12,933.97	\$12,933.97	\$0	\$0	\$500,000	Replace antiquated inefficient oil-fired furnaces & boilers with gas-fired systems in 1-2 family homes saving utility cost, operations time and inconvenience of running out of fuel; Replace antiquated gas systems with energy efficient new gas fired systems; Replace electric heat-hot water systems with energy efficient systems. Project designed during FY 2019. Bids rejected; Project re-bid and awarded during FY 2021. Work began April 2021. Substantial completion August 2021: 17 units in 13 properties. Final payment made in FY 2022. Includes separate gas co. cost to install gas service at 8-10 Terrace. Anticipated outcome: energy savings; improved resident comfort.
Wolfe Health-Safety Work: Interior-Exterior Upgrade	\$480,000	\$1,774,865.59	\$1,485,639.64	\$289,225.95	\$0	\$2,310,283	Began with health & safety work and common areas upgrade only in FY 2021 due to COVID. In FY 2022, moved forward with interior building repairs in resident units as Phase 2 and completion of Phase 1 common areas. Includes associated temporary resident relocation costs. Phase 2 to be completed in FY 2023.

Essex Health-Safety Work: Interior/Exterior Upgrade	\$879,500	\$705,560.30	\$375,075.73	\$330,484.57	\$0	\$3,056,025	Due to COVID, began with rear patio fence separations & basement asbestos abatement in FY 2021. In FY 2022, moved forward with exterior envelope (roof, gutters, siding, windows, AC sleeves) & interior building repairs. Work to continue into FY 2023.
McConaughy Health-Safety Interior/Exterior Building Upgrades	\$100,000	\$0	\$0	\$0	\$0	\$100,000	In FY 2021, Glendower Group awarded 9% (& 4%) tax credits for major redevelopment at McConaughy. No funds for health-safety work, including lead interim control measures, that might be needed prior to RAD conversion were expended.
Scattered Sites West Interior/Building/Site Upgrades	\$75,000	\$0	\$0	\$0	\$0	\$2,000,000	Non-RAD conversion development. Units need kitchen & bathroom upgrade; interior doors, walls, ceilings, appliances, fences, sidewalks, lighting, bldg. exterior repairs, etc. Backlog of unfunded needs. No funds expended in FY 2022.
Scattered Sites East Interior/Building/Site Upgrades	\$75,000	\$0	\$0	\$0	\$0	\$3,000,000	Non-RAD conversion development. Units need kitchen & bathroom upgrade; interior doors, walls, ceilings, appliances, fences, sidewalks, lighting, bldg. exterior repairs, etc. Backlog of unfunded needs. No funds expended in FY 2022.
Scattered Sites Multifamily Interior/Building/Site Upgrades	\$75,000	\$116,411.55	\$76,166.55	\$0	\$40,245	\$5,000,000	Was non-RAD conversion development. CHAP issued Dec. 2021. Units need kitchen & bathroom upgrade; interior doors, walls, ceilings, appliances, fences, sidewalks, lighting, bldg. exterior repairs, etc. Backlog of unfunded needs. Pre-CHAP contract included 425B Eastern St. fire damaged unit repairs.
Continuation of Lead-Based Paint Abatement at SS West, SS East (CFP & LBP Grant)	\$1,500,000	\$161,825	\$161,825	\$0	\$0	\$4,700,000	Continue lead paint abatement & related repairs were identified by inspection-risk assessments. Work initiated in FY 2021 & continuing into FY 2022 & 2023. In FY 2022, completed final 5 of 17 SS West units. Further unit abatement costs anticipated to exceed lead paint grant award & be funded through non-lead CFP; new lead abatement grant awarded May 2021. Bid documents organized into 4 groupings. Solicitations awarded July 2022 for 2 groups for implementation in FY 2023. Third solicitation bids received under review. Fourth solicitation to be advertised in FY 2023.

Housing-Related Hazards	\$0	\$116,519.80	\$116,519.80	\$0.00	\$0	\$3,999,993	Housing-related hazards grant awarded Sept. 2021. Completed mold testing & abatement in 2 SS East units. Surveyed 93 Wolfe units for pests. Surveyed 15th & 14th floors at Crawford for pests. Tested 59 properties (Crawford, Wolfe, Essex, Chmb Ct, SSWest, SSEast) for radon. Aug. 2022, awarded radon mitigation contract for 1 SS East unit and 6 SS West units (under CFP non-grant radon mitigation for 3 units at Kingswood & 6 units at Fulton Turnkey). Carbon monoxide-smoke detector evaluation in progress.
Agency Wide Vacancy Reduction/Unit Abatement	\$100,000	\$136,213.10	\$136,213.10	\$0	\$0	\$200,000	Funds were allocated for abatement costs and vacancy reduction efforts that might occur during FY 2022. Completed vacancies 6 units at Westville; 10 units at McConaughy; 2 units at Essex; 6 units at Wolfe; 6 units at Crawford; 4 units at SS Multi; 4 units at SS East; abated 3 units at SS East; 1 unit at SS Multi; 1 unit at McConaughy; 2 units at Westville; 3 units at Essex; 1 unit at Valley; 1 unit at Crawford;
Physical Needs Assessment	\$100,000	\$87,594.00	\$87,594.00	\$0	\$0	\$300,000	Continued & completed agency wide physical needs assessments initiated in FY 2021.
McQueeney Front Plaza Repairs	\$0	\$25,112.00	\$0.00	\$25,112	\$0	\$25,112	Corrected tripping hazards and in so doing, provided an expanded unified look to the building plaza
IQC A&E	\$200,000	\$272,672.33	\$272,672.33	\$0	\$0	\$500,000	A&E consultant firms assist with design & construction management needs agency wide.
IQC Environmental	\$200,000	\$319,852.61	\$319,852.61	\$0	\$0	\$500,000	Environmental consultant firms assist with potential hazardous materials testing, preparation of scopes and abatement monitoring needs agency wide.
Administration Salaries-Benefits (CFP only)	\$328,165	\$350,379.45	\$350,379.45	\$0	\$0	\$328,165	Covers portion of 3 staff salaries & benefits to support CFP activities.
CFPP Bond Debt	\$355,362.50	\$355,362.50	\$355,362.50	\$0	\$0	\$355,362.50	Post defeasance bond debt FY 2022 in accordance with HUD repayment schedule. Payments were made in March and September.
Total	\$5,296,469.50	\$4,685,535.49	\$3,801,164.68	\$844,126	\$40,245	\$29,091,615	

Appendix 8: ECC/HANH Development REAC Scores, 2009 to Present

Development	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Brookside Phase I*	99	n/a	n/a	n/a	n/a	95	n/a	92	n/a	n/a	n/a	n/a	n/a	n/a
Brookside Phase II*	99	n/a	n/a	n/a	n/a	91	n/a	95	n/a	n/a	n/a	n/a	n/a	n/a
Constance Motley**	72	85	n/a	93	n/a	n/a	n/a	90	n/a	n/a	n/a	n/a	n/a	n/a
Crawford Manor*	60	n/a	n/a	n/a	n/a	78	69	n/a	n/a	88	n/a	n/a	n/a	n/a
Edith D Johnson Towers**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	95	n/a	n/a	n/a	n/a	n/a	n/a
Eastview Terrace**	86	46	n/a	n/a	59	57	n/a	n/a	n/a	n/a	95	n/a	n/a	n/a
Farnam Courts***	n/a	n/a	n/a	n/a	36	n/a	56	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Katherine Harvey Terrace**	96	71	n/a	73	n/a	86	n/a	n/a	95	n/a	n/a	n/a	n/a	n/a
McConaughy Terrace*	38	n/a	n/a	n/a	n/a	n/a	85	n/a	n/a	n/a	82	78	58	70
McQueeney**	62	69	n/a	n/a	n/a	63	70	n/a	n/a	n/a	64	59	85	54
Monterey 1***	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	96	n/a	n/a	n/a	n/a	n/a
Monterey 2***	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	92	n/a	n/a	n/a	n/a	n/a
Monterey 4***	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	92	n/a	n/a	n/a	n/a	n/a
Monterey 5***	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	91	n/a	n/a	n/a	n/a	n/a
Newhall Gardens**	83	n/a	93	n/a	n/a	n/a	96	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Prescott Bush Mall**	98	78	86	n/a	n/a	n/a	n/a	97	n/a	n/a	n/a	n/a	n/a	n/a
Quinnipiac Terrace Phase I*	84	n/a	n/a	n/a	n/a	82	n/a	88	n/a	98	89	n/a	n/a	n/a
Quinnipiac Terrace Phase II*	82	n/a	n/a	n/a	n/a	93	n/a	85	n/a	n/a	n/a	n/a	n/a	n/a

Quinnipiac Terrace Phase III*	83	n/a	n/a	n/a	n/a	n/a	85	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Ribicoff Cottages - EXT** (Twin Brook)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	82	82	68	91
Robert T Wolfe*	47	n/a	n/a	n/a	n/a	71	n/a	85			82	49	80	51
Rockview Phase I*	98	n/a	n/a	n/a	n/a	97	n/a	96						
Ruoppolo/Fairmont**	n/a	n/a	61	n/a	n/a	n/a	87	n/a	n/a	86	79	65	61	56
St. Anthony II*	34	n/a	n/a	n/a	n/a	58	n/a							
Val Macri*	73	n/a	n/a	n/a	n/a		n/a	94						
Waverly Townhouses**	89	73	n/a	n/a	n/a	65	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Westville Manor*	44	n/a	n/a	n/a	n/a	58	n/a				47	51	35	90
Wilmot Crossing**	87	84	69	n/a	70	70	n/a	n/a	93	n/a	n/a	n/a	n/a	n/a
Winslow-Celentano**	92	86	70	n/a	n/a	58	70	n/a	n/a	84	71	74	72	53
WT Rowe*	86		n/a	n/a	n/a	90	n/a	99						
Scattered Sites II*	64	n/a	n/a	n/a	n/a	80	n/a							
Scattered Sites III*	46	n/a	n/a	n/a		58	67	61						

*Scores are based on REAC Inspections.

** Scores are based on USIG inspections

*** N/A

Appendix 9: Work Orders, FY09 to Present

Development	FY2022 Completed Work Orders	FY2021 Completed FY2021 Repairs Only	FY2020 - Completed FY 2020 - Repairs Only	FY 2019	FY 2018	FY 2017	FY 2016	Other Years
Brookside Phase I		274	369	494	No data	No data	461	
Brookside Phase II		287	226	440	No data	No data	472	2013: 1,311
Rockview I		308	200	274		N/A	N/A	2014: 1,562
Charles T. McQueeney	757	527	938	1113	769	1,008	1,312	N/A
Constance B Motley	233	63	123	97	197	609	573	N/A
Crawford	1172	412	372	768	907	1,461	No data	N/A
Eastview Terrace	240	137	169	62	951	1,323	625	N/A
Essex Townhouses	716	239	167	156		220	190	N/A
Fairhaven Chatham	325	97	71	25	238	92	No data	N/A
Fairhaven Eastview	325	46	28	14	176	129	No data	N/A
Fairmont Heights	457	134	385	770	588	756	1024	N/A
Farnam Courts	0		0	94	298	607	1002	N/A
Katherine Harvey Terrace	203	63	69	43	111	172	132	N/A
Mathew Ruoppolo	358	135	319	504	440	535	607	N/A
McConaughy Terrace	2423	1092	1122	1369	1512	2,981	1,612	N/A
Newhall Gardens	152	69	128	81	106	312	360	N/A
Prescott Bush	311	152	235	165	165	734	464	N/A
Quinnipiac I	627	455	494	488	594	526	531	2013: 204
Quinnipiac II	514	498	415	481	660	566	608	2013: 273
Quinnipiac III	259	192	181	238	234	252	277	2013: 289
Ribicoff 4% & 9%	523	223	594	705	1222	404	122	N/A
Robert T. Wolfe	1017		399	516	336	978	465	N/A
Scattered Sites (All)	952	956	926	541	1348	1,586	990	N/A
St Anthony	255			175		52	No data	N/A
Valley	544	112	126	534	775	1,339	1,470	N/A
Waverly			167					
Westville	1531	381	745	563	710	961	1,206	N/A
Wilmot	274	226	444	1199	1346	338	175	N/A
William T. Rowe		451	500	485				
Winslow Celentano	440	175	403	341	649	933	765	N/A

Appendix 10: Utility Consumption, FY16 to Present

Electricity Consumption: Electricity Utility Costs Per Unit Per Month

Electricity

DEVELOPMENT	FY 2022	FY 2021	FY2020	FY2019	FY 2017	FY 2016
EASTVIEW I	\$23.46	\$ 31.53	\$ 56.02	\$ 25.7 1	\$ 68.97	\$ 75.07
FAIR HAVEN	\$157.84	\$144.14	\$ 263.92	\$ 111.8 3	\$124.57	No data
QUINNIPIAC	No data	\$ 232.04	\$43.95	\$80.00	No data	No data
RIBICOFF 4%	\$169.39	\$208.62	\$ 180.70	\$ 137.4 3	\$ 159.52	No data
RIBICOFF 9%	\$218.27	\$219.42	\$ 207.59	\$ 154.6 1	\$183.81	No data
WILMOT	\$167.25	\$168.25	\$ 178.58	\$ 133.0 7	\$143.41	No data
WT ROWE	\$68.52	\$ 30.76	\$ 23.54	\$ 22.5 1	\$22.25	\$ 21.48
RAD II	\$114.50	\$115.82	\$ 135.38	No data	No data	No data
MCQUEENY	\$155.74	\$163.87	\$ 168.65	\$ 133.9 7	No data	No data
MILL RIVER	\$142.73	\$ 67.02	\$ 58.99	No data	No data	No data
Average	\$135.30	\$ 138.15	\$ 161.43	\$ 99.8 9	\$ 117.0 9	\$ 48.28

Gas Consumption: Gas Utility Costs Per Unit Per Month

Development	FY 2022	FY2021	FY 2020	FY2019	FY 2017	FY 2016
Eastview I	\$51.59	\$ 11.42	\$ 11.26	\$ 11.03	\$ 11.99	\$ 7.00
Fair Haven	\$29.30	\$ 18.83	\$ 25.70	\$ 14.84	\$ 31.17	No data
Quinnipiac II	\$161.55	\$222.08	\$ 53.84	\$36.47	\$98.02	\$57.54
Ribicoff 4%	\$31.70	\$ 24.59	\$ 23.46	\$ 15.55	\$ 13.28	No data
Ribicoff 9%	\$30.80	\$ 29.43	\$ 25.91	\$ 21.21	\$ 22.21	No data
Wilmot	\$37.07	\$ 20.15	\$ 26.09	\$ 15.14	\$ 9.88	No data
WT Rowe	\$35.57	\$ 10.98	\$ 8.46	\$ 30.41	\$ 33.06	\$ 16.74
RAD II	\$63.48	\$ 36.61	\$ 85.28	No data	No data	No data
Mill River	\$21.21	\$ 23.94	\$ 28.02	No data	No data	No data
McQueeney	\$12.76	\$ 34.26	\$ 6.79	\$ 6.79	\$ 7.26	No data
Average	\$47.50	\$ 19.72	\$ 26.94	\$ 16.05	\$ 14.70	\$ 6.51

Appendix 11: LIPH Occupancy

Dev #	Site	Occupancy Rate FY19	Occupancy Rate FY20	Occupancy Rate FY21	Occupancy Rate FY22
CT004000001	Westville M	98%	97%	87%	98%
CT004000004	McConaughy	92%	97%	98%	89%
CT004000005	Valley 2s	87%	80%	80%	46%
CT004000010	Crawford	94%	94%	84%	87%
CT004000011	McQueeney	83%	n/a	n/a	n/a
CT004000012	Winslow	91%	n/a	n/a	n/a
CT004000013	Wolfe	92%	98%	87%	83%
CT004000014	Farnam	1%	0%	n/a	n/a
CT004000015	Ruoppolo 2s	84%	81%	n/a	n/a
	Fairmont 4s	84%	82%	n/a	n/a
CT004000016	QT I	97%	97%	98%	99%
CT004000017	QT II	100%	100%	98%	100%
CT004000018	QT III	100%	100%	100%	100%
CT004000020	Essex	91%	97%	97%	94%
CT004000021	Scattered Site Multi Family - St. Anthony II	96%	98%	98%	98%
CT004000022	Scattered Site III - West	95%	100%	100%	100%
CT004000023	Scattered Site III - East	87%	82%	85%	97%
CT004000075	Rowe	98%	100%	96%	100%

CT004000076	Brookside I	94%	94%	98%	100%
CT004000077	Brookside II	96%	90%	90%	96%
CT004000081	Rockview	97%	94%	93%	97%
CT004000082	Val Macri	100%	99%	94%	95%
Average		89%	89%	93%	93%

Appendix 12: Number of Major Crimes, FY12 to Present

Development	2022	2021	2020	2019	2018	2017	2016	2014	2012
Eastview I	4	4	6	3	9	7	1	0	0
Ribicoff 4%	0	0	0	0	N/A	1	0	N/A	N/A
Ribicoff 9%	0	0	0	0	N/A	1	0	N/A	N/A
Quinnipiac Terrace		1		0	7	0	2	4	3
Scattered Sites	3								
West Rock (122 Wilmot, Brookside I and II)	0	0	0	0	2	N/A	N/A	7	25
Westville	5	3	4	3	8	1	0	0	0
Robert T Wolfe	3	7	1	1	0				
Winslow Celentano		0	0	0	0	0	0	1	
Crawford Manor	2	2	0	0	1				
William T Rowe		0	0	0	4	0	1	0	0
McConaughy	3	12	4	3					
Farnam Phase I (Mill River Crossing)	1	1	0	1	1				
Fair Haven	1	1	0	1	3				
Wilmot	0	0	0	0	2	1	0	0	N/A
Average		2.2	1.2	0.7	3.5	1.4	0.5	1.7	5.6