
STREAMLINED ANNUAL PHA PLAN

(Small PHAs)

FISCAL YEAR BEGINNING JANUARY 1, 2025



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Streamlined Annual PHA Plan <i>(Small PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

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

Definitions.

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

A.	PHA Information.																										
A.1	<p>PHA Name: <u>Housing Authority of the City of Meriden</u> PHA Code: <u>CT011</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/202H</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>221</u> Number of Housing Choice Vouchers (HCVs) <u>915</u> Total Combined <u>1136</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The MHA has this document available at the Main Office, 22 Church Street, Community Towers, 55 Willow Street , the Meriden Post Office as well as online at www.meriden-ha.com</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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Lead PHA:																											

B.	<p>Annual Plan Elements Submitted with 5-Year PHA Plans. Required elements for all PHAs completing this document in years in which the 5-Year Plan is also due. <u>This section does not need to be completed for years when a PHA is not submitting its 5-Year Plan.</u> See Section C for required elements in all other years (Years 1-4).</p>
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Five-Year PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p>
B.2	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>See attached list of development activity</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>The MHA has made significant progress on its PHA 5-Year Plan Mission and Goals:</p> <p>Please see the attached development portfolio on progress to build varying economic opportunities for housing.</p> <p>We have leased up the \$1.6m for Veteran's supportive housing at Hanover Place.</p> <p>We have 100% leased up Phases I and II of Meriden Commons.</p> <p>We are in the final construction close out of a FHA HUD 220(d) mortgage redevelopment of Yale Acres.</p> <p>We have acquired multiple parcels of land/property to under take an affordable housing effort on West Main.</p>

n/a
Not 5YR

C.	Annual Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a PHA is submitting its 5-Year PHA Plan.
C.1.	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development. <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance. <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process.</p> <p>(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>(d) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>See attached list of development activity</p>
C.2	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p>Form 50077-SM, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, including Item 5 must be submitted by the PHA as an electronic attachment to the PHA Plan. Item 5 requires certification on whether plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public.</p>
AD	Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.
D.1	<p>Civil Rights Certification.</p> <p>Form 50077-SM-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
D.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>A public meeting was held on 1/11/2022 at the PHA office to discuss the PHA Plan. The meeting was attended by PHA staff and community members. The community members provided input on the PHA Plan and the PHA staff took notes on the input. The PHA staff will review the input and make any necessary changes to the PHA Plan.</p>
D.3	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
E	Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
E.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. The 2022-2026 5 year plan is included for review.</p>

Instructions for Preparation of Form HUD-50075-SM Annual Plan for Small and High Performing PHAs

A. PHA Information. All PHAs must complete this section.

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

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

B. Annual Plan. PHAs must complete this section during years where the 5-Year Plan is also due. ([24 CFR §903.12](#))

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

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

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. [24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.12\(b\)](#). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. [24 CFR §903.7\(a\)\(2\)\(ii\)](#) and [24 CFR §903.12\(b\)](#).

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

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

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

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

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

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

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

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

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

Hope VI or Choice Neighborhoods. **1)** A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Mixed Finance Modernization or Development. **1)** A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **2)** A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

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

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

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

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

C. Annual Plan. PHAs must complete this section during years where the 5-Year Plan is not due. (24 CFR §903.12)

C.1 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

Hope VI or Choice Neighborhoods. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Mixed Finance Modernization or Development. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **2)** A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

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

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32](http://www.hud.gov/offices/pih/centers/sac/conversion.cfm)

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

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

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

C.2 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing form HUD-50077 SM-HP.

D. Annual Plan. PHAs must complete this section in all years.

- D.1 Civil Rights Certification.** Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))
- D.2 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))
- D.3 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))

E. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR 903.7 \(g\)](#))

- E.1 Capital Improvements.** In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form 50075.2 approved by HUD on XX/XX/XXXX."

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

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

NEW ACTIVITIES

The MHA has attached a document that includes a presentation of all ongoing development activity.

The MHA continues to consider a Voluntary Conversion for its Community Towers site.

The MHA has implemented a Project-Based Housing Choice Voucher Program in support of its redevelopment activities and as a source of replacement for ACC public housing units that may no longer be available as an outcome of redevelopment activities. This will include 9 units of Section 8 PBV with supportive services for veterans at Hanover Street that the MHA has fully leased.

The MHA will continue to seek to develop supportive housing whenever opportunities arise that provide for long-term links to supportive service funding that can be codified in MOA/MOU agreements.



Maynard Road Corporation

Development Experience

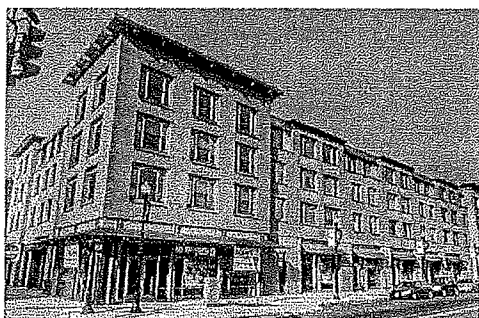
Chamberlain Heights – 122 Units Residential Renovation - \$35 Million Meriden, CT



Completed in 2010, Chamberlain Heights is located on a 22-acre site and is comprised of 122 units and 36 two-story buildings which were recently substantially renovated. The renovations included a redesign of the building facades, full replacement of windows, electrical and mechanical systems, and complete interior renovations of full kitchens and bathrooms. Upgrades included better-insulated building envelope, achieving greater energy efficiency. The redevelopment was completed on time and within budget. Chamberlain Heights is currently

managed by Maynard Road Corporation / Westmount Management.

24 Colony Street – New Construction Mixed-Use Building, 63 Residential Units - \$22 Million Meriden, CT



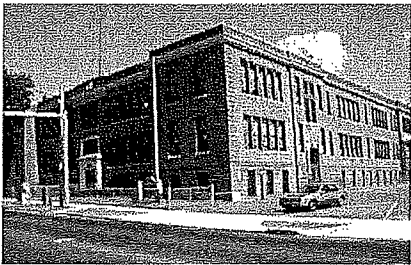
Completed in December of 2016, this project is a mixed-use green development and includes a 5 story building with retail space on the first floor, 63 residential units on the 2nd through 5th floors combining resident and commuter parking behind the main building. The unit mix is affordable (replacement housing for Mills public housing residents), Low Income Housing Tax Credit which includes 9 market rate units. 24 Colony Street is managed by Maynard Road Corporation / Westmount Management.

The 265 space multi-level parking structure is constructed behind the building with spaces servicing building residents, the train station (DOT dedicated) and City parking. The project and development team enjoys the full support of the CT Department of Economic Development and the Connecticut Housing Finance Authority and is the first major TOD development in the State to accompany the New Haven Springfield Corridor rail service. The development was completed on time and within budget.

Bristol Schools Redevelopment – Historic Adaptive Reuse - \$30 Million
98 Units Senior Housing, Bristol, CT – Anticipated Completion May 2019 and July 2019

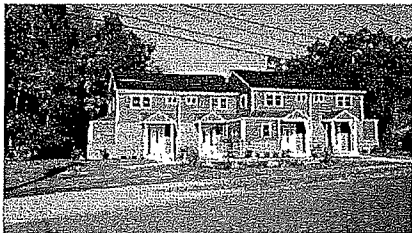


The Clara T. O'Connell School and the Bingham School are two pre-World War I elementary schools that were deemed surplus property by the City of Bristol, CT and sold to a privately held property developer, Bristol Enterprises, and Maynard Road Corporation (MRC). Construction is underway to convert both buildings into a total of 98 one-bedroom residential units designed as senior housing for occupancy in 2019.



The buildings have been placed on the National Historic Register and both State and Federal Rehabilitation credits have been allocated, subject to the usual conditions. Funds for toxic substance abatement and remediation have been committed by the State of Connecticut office of Brownfield Remediation. Both buildings will be equipped with geothermal and solar energy generating systems resulting in two buildings that will be "net zero" energy consumers, with respect to heating, cooling, cooking, domestic hot water and electricity.

Yale Acres Model Buildings – Residential - \$3 Million
Meriden, CT



Two model buildings were renovated in 2016. The renovation allowed for the inclusion of energy improvements and greater amenities within the units. The buildings were completely renovated to meet Energy-Star Standards. Improvements included replacement to high efficiency windows throughout, new doors and insulation. Interior construction included the addition of a half bath and laundry on the first floor, new kitchen cabinets and countertops, new

Energy Star appliances and new ceramic flooring. Living room included new hardwood flooring. Second floor bathroom upgraded with new fixtures. All hardwood flooring refinished throughout. New electrical throughout. The rehabilitation of the building included new Hardi-Plank prefinished siding and new roofing. New raised deck installed at back of unit. New sidewalks in front and minor plantings.

The renewable energy that is to be created will provide much of the energy the residents will use. The heating and cooling plants will be energized by pumping geothermal water through a closed loop system of ground source bore holes that take the energy from the geologic formation around the property through water to air heat pumps to provide adequate heating and cooling to all the units. This geothermal heating and cooling plant uses no fossil fuels and is driven only by electric pumps. Electricity will be partially generated through integral roof panels that also have solar PV panels laminated. These "LUMA" roof shingles are state of the art solar collectors and are expected to produce as much as 400 Kw of power to be used by the residents

Yale Acres Redevelopment I and II – Residential Meriden, CT

**Phase I = Substantial Rehab of 162 Units - \$55 Million
Project Construction Start June 2019 (Duration 22 Months)**



The proposed redevelopment of Yale Acres is the in-place rehabilitation of an aged State Moderate Rental Portfolio project. In addition to rehabilitating the current apartments, the 37 off line units will be restored and returned to service, a total of 162 units in 47 residential buildings. The rehabilitation will also include adding seventeen (17) handicap accessible units. Site enhancements include paving and new sidewalks, landscaping, fencing, lighting, some improved drainage and energy upgrades.

The rehabilitation of the 47 buildings will include new exteriors (siding, steel roofs and other exterior treatments), repairing and resurfacing of the hardwood floors, new cabinetry, countertops, new Energy-Star rated kitchen appliances, vanities, plumbing fixtures, electrical devices, and wall/ceiling finishes.

The most significant improvements proposed are energy efficiency and conservation measures, and renewable energy technologies which include new insulating windows, substantial wall insulation, new Energy-star rated appliances and lighting fixtures, LED outdoor lighting, and high efficiency mechanical systems including geothermal heating, cooling systems and domestic hot water systems with solar thermal supplementing the geothermal system, and solar PV systems.

Yale Acres is currently managed by the Meriden Housing Authority. After rehab, the property will be managed by Maynard Road Corporation.

**Phase II Expansion = 10 New Units of Passive Housing- \$3 Million
Project Construction Start April 2019 (Duration 18 Months)**



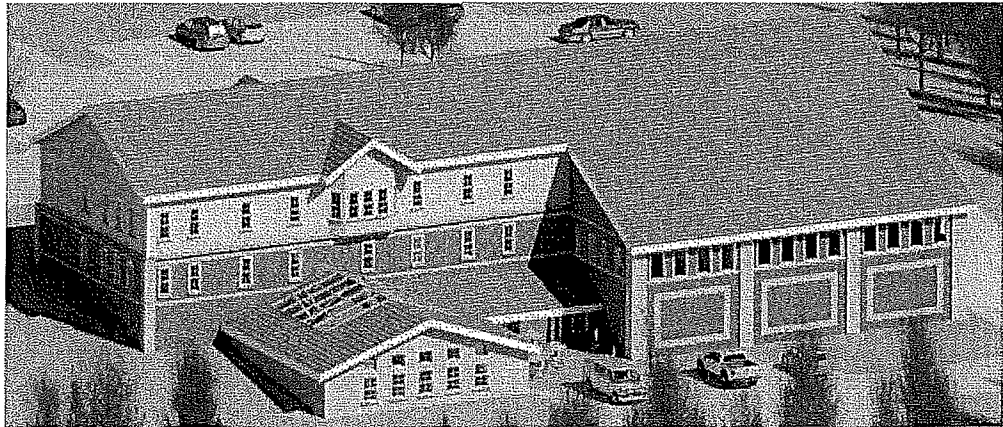
The existing scattered sites include single-family houses and vacant parcels of land. The existing houses are earmarked for demolition. The proposed Yale Acres Phase II Expansion includes the construction of ten (10) new units of "Passive House Design" with a unit mix of eight 3-bedroom and two 4-bedroom units (4 duplex buildings and 2 single-family units).

Yale Acres Community Building & Warming Center - \$25 Million (In-Planning)

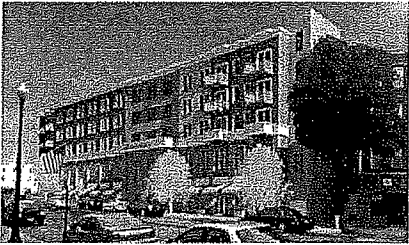
Meriden, CT

The third phase to the modernization of Yale Acres is the new Community Building & Warming Center. The building is designed to provide vital services to Yale Acres residents and neighborhood to integrate Yale Acres residents with the community and to provide emergency utilities for Yale Acres. The community center will include:

- A gymnasium
- Heated pool
- Fitness center
- Child care and games center
- Community kitchen providing cooking classes
- Health screening services
- Offices and community meeting room
- Co-generation management center
- Greenhouse and community garden

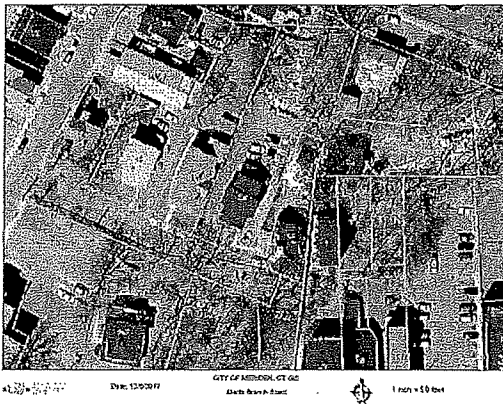


143 West Main Street - \$50 Million (In-Planning)
Meriden, CT



The 143 West Main Street development is a proposed 45 unit mixed income development with street level retail and a 450 seat “Black Box” theatre. Maynard Road Corporation (“MRC”) will be seeking to use Historic Tax Credits for the property located at 143 West Main Street. The building was built in 1927, in an Italian Renaissance style. MRC would use these tax credits to renovate, restore, and improve the condition of the building. This restoration is part of a larger project that will see the building integrated into a mixed-use development that will feature commercial and retail space for rent, market rate and low-income housing, and a live music and performing arts venue. Financing will be pursued in early 2019.

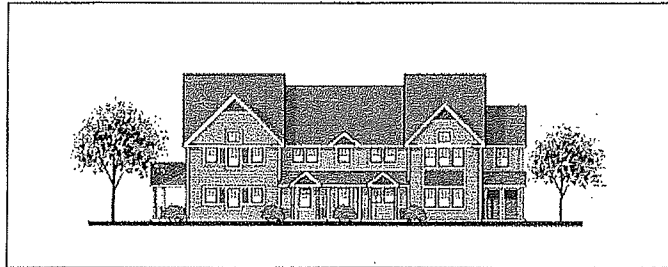
Maple View Apartments – Residential \$12 Million (In-Planning)
Meriden, CT



Maple View Apartments is a planned redevelopment of an approximately 1.24 acre site located at the corner of Maple Branch Road and Maple Street, Meriden, Connecticut (specifically 2, 10, 14, 20, 24 and 34 Maple Branch Road, Meriden, Connecticut). The subject property is located in the Central Business/Downtown District of the City also known as the Transit-Oriented District (TOD) area. The site is located within one half-mile of a wide range of uses, residential neighborhoods, retail businesses, professional offices, entertainment venues, cultural establishments, city offices, and readily

accessible to other modern day conveniences such as, schools, churches, shopping and local employment centers. Redevelopment is planned for 2019.

**Hanover Place Veteran's Housing – Residential Veteran's Housing - \$3 Million
Meriden, CT – Anticipated Start May 2019 (Duration 12 Months)**

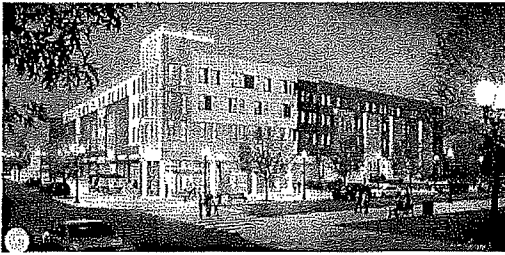


Maynard Road Corporation is the General Contractor for Hanover Place. The development site for Hanover Place is "shovel ready". The development site is .559 acres (24,371 sf) of vacant land located at 249 Hanover Street, just outside of Meriden's downtown area in a moderate income neighborhood surrounded by single-family and multi-family housing. The proposed development, ("Hanover Place"), is new construction of Ten (10) supportive housing units for veterans who are at risk of becoming homeless. Hanover Place is a proposed project that will have two structures and will include eighteen onsite parking spaces. The buildings will be 2.5 stories and have a partial basement to allow for mechanical systems which include unique alternative energy systems. In addition, the building will have a handicap-accessible community room with meeting, laundry and office space. The apartment unit mix consists of Nine (9) one and two-bedroom units, with unit sizes as follows:

- One Bedroom Unit: 630 sq. ft. 2 units
- Two Bedroom Unit: 913 sq. ft. 4 units
- Two Bedroom Unit: 1,253 to 1,281 sq. ft. 3 units

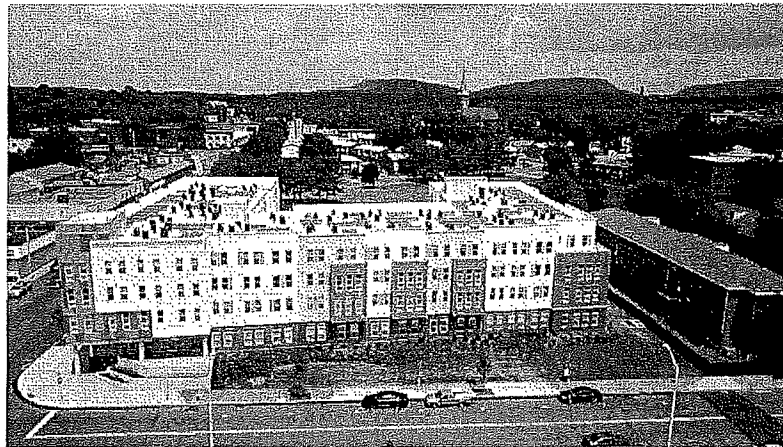
All four ground level units, 2 one-bedroom and 2 two-bedroom units are accessible and are designed to meet current accessibility code standards, helping to fulfill a critical shortage of ADA units in Meriden. All five of the remaining units are two-bedroom flats or duplex units with an open floor layout. One of the most significant improvements proposed are energy efficiency and conservation measures, and renewable energy technologies which include new insulating windows, substantial wall insulation, new Energy-star rated appliances and lighting fixtures, LED outdoor lighting, and high efficiency mechanical systems including geothermal heating, cooling systems and domestic hot water systems with solar thermal supplementing the geothermal system, and solar PV systems. Hanover Place will be managed by Maynard Road Corporation. Financing in place and project is scheduled to close in February 2019.

**Meriden Commons I – Mixed-Use 75 Residential Units – \$24 Million
Meriden, CT (Completed April 2018)**



Meriden Commons I, a \$24 million, 75-unit mixed use development includes 7,500 square feet of non-residential space at 161 & 177 State Street. Pennrose/MHA/MRC received \$7.1 million in federal 9% Low Income Housing Tax Credits for the 161-177 State Street mixed use development project, which is phase one of a multi-phase project that includes demolition of the Mills public housing project and implementation of the Harbor Brook

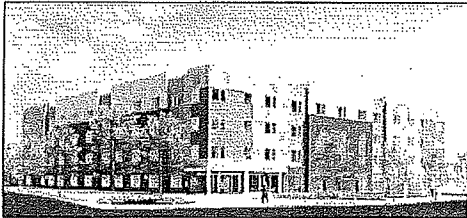
Flood Control project north of the Hub site. The project consists of 75-units of mixed-income family housing, with ground level retail space and a preschool. The property includes 8 supportive units and 60 units targeted for households with incomes of 60% or less of Area Median Income (AMI). The new building is within walking distance of Meriden's new Transit center.



Project partners include Pennrose Properties, MHA, MRC and the City of Meriden. The State of Connecticut Department of Economic and Community Development awarded the City of Meriden a \$2 million grant for the demolition and remediation of the Mills Public Housing Complex. In addition, the MHA received a \$300,000 development loan from the Department of Housing and the 9% LIHTC funding for the development. Following disposition approval by HUD, the City of Meriden demolished the structures at 144 Mills Memorial as a prerequisite to implementing the Harbor Brook Flood Control Plan at the site.

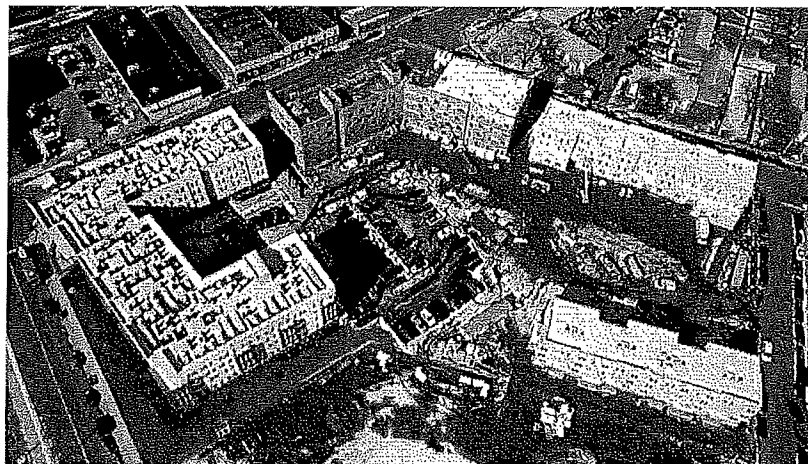
Meriden Commons I is within walking distance of Meriden's Amtrack Center which offers rapid transportation to nearby job hubs in New Haven and Hartford.

Meriden Commons II Mixed-Use 76 Residential Units – \$28 Million Meriden, CT (Under Construction-Anticipated Completion September 2019)



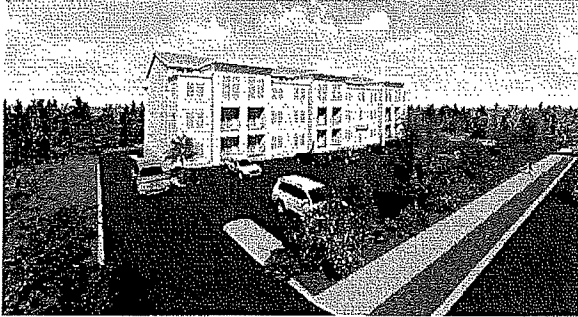
Through a partnership with the developer, Pennrose Properties and non-profit entity, Maynard Road Corporation, Meriden Housing Authority began construction in early 2018 of a 76 unit mixed-used, mixed-income property, Meriden Commons II, in Meriden's new Transit Center. This development will anchor development efforts in Meriden's Transit Oriented Development District, provide 76 units of high-quality, affordable housing including ranch and

townhouse-style apartments. Meriden Commons II will chart a new course for public and supportive housing in the city's center and activate the State Street corridor with 7,500 square feet of ground floor commercial space.



In addition to providing convenient access to services and amenities in Meriden's downtown, Meriden Commons II, will be within walking distance of Meriden's Amtrack Center which offers rapid transportation to nearby job hubs in New Haven and Hartford.

Silver City Apartments 41 Residential Units – \$12 Million
Meriden, CT (In-Planning | Start November 2019 with a 20-Month Schedule)



Silver City Apartments is a planned development of an approximately 7 acre site located at 105 Pomeroy Avenue, Meriden, Connecticut. The development includes new construction of a 48,700 square foot three-story building with an elevator consisting of 41 one-bedroom units, community room and ground level parking of 72 spaces. The building will have a significant sustainable

energy efficiency profile. The building design will be guided by Passive House Standards and plans include Geothermal HVAC, Co-generation, Solar PV, Energy Recover Ventilation (ERV), energy efficient lighting, windows, Energy-Start appliances and insulation.

The subject property is located within one half-mile of a wide range of uses, residential neighborhoods, retail businesses, professional offices, entertainment venues, cultural establishments, and readily accessible to other modern day conveniences such as, schools, churches, shopping and local employment centers. Development is planned to start November 2019.

Statement on Compliance with the Requirements of the Violence against Women Act

The Housing Authority of the City of Meriden completed a review of its major policies and administrative systems for both its Public Housing and its Section 8 Programs against the requirements of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and the recently issued Interim Rule on the Violence Against Women's Act, as amended.

One of the key aspects of the review was to identify program requirements that might result in impediments for VAWA households in terms of their program participation.

This review confirmed that the MHA already has administrative systems that allow for applicants and program participants to identify mitigating circumstances for both the public housing and Section 8 Program. Language has been developed to clarify that among the types of mitigating information documentation of the applicant or program participant being a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified. See attached example from the public housing program.

This expansion of the notion of mitigating information covers applicant screening, lease compliance and in the case of the Section 8 Program actions that might otherwise result in program termination. In situations in which the abuser is currently part of the household, the MHA has developed policy changes that would facilitate bifurcation of assistance. The MHA has also changed its Section 8 Program to give both a priority to a MHA public housing resident who is qualified under VAWA definitions and at risk in their current unit as well as a general preference for victims of domestic abuse as defined under VAWA.

The PHA has adopted reasonable procedures for verification of status under VAWA using form HUD 50066, by police report or court record, or by other certifying documentation provided by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance.

Program participants have been notified of rights under VAWA.

MHA has not implemented any special supportive service programs for victims of domestic violence nor entered into any Memorandum of Agreement with local service providers. Information on referrals to local service providers that work with domestic abuse victims has been made available to staff.

MHA Public Housing Program Policy Language

Re: Domestic Violence

(a) An incident or incidents of actual or threatened domestic violence, dating violence, or stalking shall not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence and shall not be good cause for terminating the tenancy or occupancy rights of the victim of such violence. Additionally, criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a Tenant's household or any guest or other person under the Tenant's control, shall not be cause for termination of the tenancy or occupancy rights, if the Tenant or immediate member of the Tenant's family is a victim of that domestic violence, dating violence, or stalking.

(b) Notwithstanding subsection (a), or any Federal, State, or local law to the contrary, the Management may bifurcate a lease or remove a household member from a lease without regard to whether a household member is a signatory to a lease, in order to evict, remove, or terminate occupancy rights of any individual who is a tenant or lawful occupant and who engaged in criminal acts of physical violence against family members or others, without evicting, removing, or terminating occupancy rights, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant. Such eviction or removal of occupancy rights shall be effected in accordance with the procedures prescribed by Federal, State, and local law.

(c) Management may request a certification that an individual is a victim of domestic violence, dating violence or stalking, and that the incident(s) in question are bona fide incidents of actual or threatened abuse. Such certification must include the name of the perpetrator, and may be in the form of (i) HUD Form 50066, or other HUD approved certification form, (ii) a court record, or (iii) documentation signed by an employee, agent or volunteer of a victim service provider, an attorney, or medical professional from whom the individual has sought assistance which attests to the bona fide existence of such actual or threatened abuse.

(d) Nothing in this Section:

(1) limits Management from honoring court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim or issued to address the distribution or possession of property among the household members in cases where a family breaks up;

(2) limits Management from evicting a Tenant for any violation of a lease not premised on the act or acts of violence in question against the Tenant or a member of the Tenant's household, provided that Management does not subject an individual who is or has been a victim of domestic violence, dating violence, or stalking to a more demanding standard than other Tenants in determining whether to evict;

(3) limits Management from terminating the tenancy of any Tenant if Management can demonstrate an actual and imminent threat to other Tenants or those employed at or providing service to the premises if that Tenant is not evicted; or

DEFINITION OF “SUBSTANTIAL DEVIATION” AND “SIGNIFICANT AMENDMENT OR MODIFICATION”

In accordance with HUD regulations in 24 CFR 903.7 (r) and 24 CFR 905.3, the MHA has defined below the basic criteria that will be used for determining: (i) substantial deviation from its 5-Year Plan; (ii) significant amendment or modification to the 5-Year and Annual PHA Plans; and (iii) significant amendment or modification to the Capital Fund Program (CFP) 5-Year Action Plan. Prior to implementing changes that meet such criteria, MHA will submit for HUD’s approval, a revised Plan(s) that meets full public process requirements including Resident Advisory Board review and consultation.

MHA’s criteria, as defined below, is applicable to all CFP components including: Capital Fund grants; Replacement Housing Factor (RHF) grants; as well as any new or future formula components such as Demolition and Disposition Transitional Funding (DDTF).

(i) Criteria for defining “Substantial Deviation” from the 5-Year Plan:

- A major change in the direction of MHA pertaining to its mission and goals would constitute a “substantial deviation” from the Agency’s 5-Year Plan.
- Examples include the undertaking of new program activities, development strategies, or financing initiatives that do not otherwise further MHA’s stated mission and goals as articulated in the 5-Year Plan.

(ii) Criteria for defining “Significant Amendment or Modification” to the 5-Year and Annual PHA Plans:

- Changes to rent, admission policies, or organization of the waiting list(s) in the Public Housing Program that will impact more than 10% of applicants and/or households assisted under the Program.
- Changes to rent, admission policies, or organization of the waiting list(s) in the Housing Choice Voucher Program that will impact more than 10% of applicants and/or households assisted under the Program.
- Substantial changes to demolition, disposition, designated housing, homeownership, or conversion activities identified in the current HUD-approved Annual or 5-Year Plans.

(iii) Criteria for defining “Significant Amendment or Modification” to the Capital Fund Program (CFP) 5 Year Action Plan:

- Additions of non-emergency work items not included in the current CFP Annual Statement or CFP 5-Year Action Plan that exceed \$250,000.

(iv) Exceptions:

- Changes under the above definitions that are required due to HUD regulations, federal statutes, state or local laws/ordinances, or as a result of a declared national or local emergency will not be considered substantial deviation or significant amendment/modification.
- Changes under the above definitions which are funded by any source other than federal funds will not require Plan amendment or modification.

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority of the City of Meriden		Locality (City/County & State)				
PHA Number: CT011		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)		
A.	Development Number and Name	Work Statement for Year 1 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	COMMUNITY TOWERS (CT011125002)	\$1,058,426.00	\$1,058,426.00	\$1,058,426.00	\$1,058,426.00	\$1,058,426.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	COMMUNITY TOWERS (CT011125002)			\$1,058,426.00
ID0006	Administration(Administration (1410)-Other)	Allowable Management Fee		\$105,842.00
ID0038	Replacement of CoGen(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Replacement of CoGen		\$597,471.00
ID0048	Elevators(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Refurbishment of all elevator systems		\$89,177.00
ID0052	Hallway renovations(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting)	Complete renovation of common area hallways in both towers - 11 floors each, including painting, floors and lighting		\$42,940.00
ID0055	Operations(Operations (1406))	Allowable Operations Transfer		\$97,996.00
ID0061	UV Air Quality Units(Preventing Coronavirus (1509))	UV Air Filters to clean air		\$125,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	COMMUNITY TOWERS (CT011125002)			\$1,058,426.00
ID0019	Elevators(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Refurbishment of all elevator systems		\$529,588.00
ID0034	Propery Office Renovations(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Other)	Complete renovate onsite property management office		\$75,000.00
ID0040	Administration(Administration (1410)-Other)	Allowable Management Fee		\$105,842.00
ID0041	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Software updates, cameras and other audit related improvements		\$75,000.00
ID0044	Community Room Renovations(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Exterior (1480)-Roofs)	Full replacement of roof, ceiling and bathrooms		\$175,000.00
ID0056	Operations(Operations (1406))	Allowable Operations Transfer		\$97,996.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$1,058,426.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	COMMUNITY TOWERS (CT011125002)			\$1,058,426.00
ID0045	Elevators(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Refurbishment of all elevator systems		\$831,821.00
ID0046	Administration(Administration (1410)-Other)	Allowable Management Fee		\$105,842.00
ID0053	Lighting Improvements(Non-Dwelling Exterior (1480)-Lighting,Dwelling Unit-Exterior (1480)-Exterior Lighting)	Sitewide lighting improvements		\$22,767.00
ID0059	Operations(Operations (1406))	Allowable Operations Transfer		\$97,996.00
	Subtotal of Estimated Cost			\$1,058,426.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	COMMUNITY TOWERS (CT011125002)			\$1,058,426.00
ID0031	Entrance Doors(Non-Dwelling Exterior (1480)-Doors)	Replace 5 automatic door systems		\$189,177.00
ID0033	Community Room Renovations(Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Common Area Finishes)	Full replacement of roof, ceiling and bathrooms		\$121,817.00
ID0049	Elevators(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Refurbishment of all elevator systems		\$468,594.00
ID0050	Administration(Administration (1410)-Other)	Allowable Management Fee		\$105,842.00
ID0051	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Software updates, cameras and other audit related improvements		\$75,000.00
ID0057	Operations(Operations (1406))	Allowable Operations Transfer		\$97,996.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	COMMUNITY TOWERS (CT011125002)			\$1,058,426.00
ID0054	Administration(Administration (1410)-Other)	Allowable Management Fee		\$105,842.00
ID0058	Operations(Operations (1406))	Allowable Operations Transfer		\$264,606.00
ID0060	Elevators(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Refurbishment of all elevator systems		\$687,978.00
	Subtotal of Estimated Cost			\$1,058,426.00