



(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

**Financial Resources.**

See attached B.1 Statement of Financial Resources Based on the participation in the RAD program and/or Section 18 Streamlined Voluntary Conversion repositioning initiatives, optional financial tools are being explored to preserve the affordable housing units in Waterbury, CT.

**Rent Determination.**

See attached B.1 Flat Rents 2026

**Community Service and Self-Sufficiency Programs.**

The Family Self Sufficiency (FSS) program now has 58 participants. The FSS Program is a critical component of HUD’s efforts to help Housing Choice Voucher holders make progress toward economic security. The program assists goal-oriented residents to improve their credit scores, increase opportunities for living wage paying employment and gain financial independence. WHA recently hired a Resident Services Coordinator to help connect Public Housing residents with social service agencies and foster a sense of community by developing events and extracurricular activities designed to establish connections.

**Safety and Crime Prevention.**

To address safety concerns the WHA partners with the Waterbury Police Department (WPD) Community Relations Division to hold community outreach events to establish a presence and connection with tenants and children. The WHA completed a PHA-Wide security camera project which updated existing cameras and added additional cameras at all developments. In addition, the WHA utilized recently awarded Emergency Safety & Security Grant funding for the installation of additional cameras at Berkeley Heights, inclusive of the Rec Center which is used by area youth. The updated system expanded coverage and ensured we have the most efficient, effective system in place for the safety of our residents and developments, in addition to making the system more user friendly for WHA staff. This system has been fully integrated into the WPD’s real time crime video surveillance center, further increasing our commitment to safety and crime prevention at our developments. To date, the system has been instrumental in preventing and solving crimes throughout the city.

**Substantial Deviation.**

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission, goals, objectives, or plan of the agency and which require formal approval of the Board of Commissioners.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Homeownership Program under Section 32, 9 or 8(Y)
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable 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.

**Demolition and/or Disposition.**

Please see the attached pdf labeled "B.2 Demolition Disposition"

**Conversion of Public Housing to Tenant-Based Assistance.**

Waterbury Housing Authority plans to convert the entire public housing portfolio to project based tenant-based assistance via Section 18, RAD, or subsequent program blends approved by HUD.

**Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.**

See the attached file labeled Conversion of Public Housing to Project-Based Rental Assistance to Project-Based Vouchers under RAD

**Project-Based Vouchers.**

The WHA has the authority to support 521 PBV's. 258 (49%) have been awarded. 97 of those are in place and currently leased up, and 50 vouchers have been committed to the Begg Building. In 2024, the WHA issued an RFP to local landlords, developers, and agencies for up to Project Based Vouchers. 46 were awarded to WHA non-profit Brass City Residences, Inc. for the West Grove Redevelopment Project, 13 were awarded to WHA non-profit Brass City Communities, Inc. for the Lawrence Crest Project, 40 were awarded to developer Lazurus Project, LLC, and 2 were awarded to Laurel Estates Preservation.

<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p><b>See attached labeled B.3 Progress Report</b></p>
<b>B.4</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p><b>5-Year Action Plan approved in EPIC 08/26/25</b></p>
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p>

	(b) If yes, please describe:  <b>Unmodified, clean opinion</b>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<b>Resident Advisory Board (RAB) Comments.</b>  (a) Did the RAB(s) have comments to the PHA Plan?  Y <input type="checkbox"/> N <input type="checkbox"/>  (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
<b>C.2</b>	<b>Certification by State or Local Officials.</b>  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.
<b>C.3</b>	<b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b>  Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
<b>C.4</b>	<b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.  (a) Did the public challenge any elements of the Plan?  Y <input type="checkbox"/> N <input checked="" type="checkbox"/>  (b) If yes, include Challenged Elements.
<b>C.5</b>	<b>Troubled PHA.</b>  (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?  Y <input type="checkbox"/> N <input type="checkbox"/> N/A <input checked="" type="checkbox"/>  (b) If yes, please describe:

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.

Public reporting burden for this information collection is estimated to average 5.64 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

**Form identification:** *CT006-Waterbury Housing Authority Form HUD-50075-ST (Form ID - 7258) printed by Christian D'Orso in HUD Secure Systems/Public Housing Portal at 01/27/2026 12:56PM EST*

# Flat Rents for 2026

1/1/2026      4 BR \*15%

WHA FMR	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
2026 FMR's	\$1,246	\$1,445	\$1,788	\$2,210	\$2,608	\$2,999
	FMR 2024	80% 2024	Utility Allowance	New FR		
<b>Austin Road</b>						
3 Bedroom	\$2,210	\$1,768	\$177	\$1,591		
<b>Berkley Heights - TH</b>						
2 Bedroom	\$1,788	\$1,430	\$132	\$1,298		
3 Bedroom	\$2,210	\$1,768	\$177	\$1,591		
4 Bedroom	\$2,608	\$2,086	\$194	\$1,892		
5 Bedroom	\$2,999	\$2,399	\$202	\$2,197		
<b>Berkley Heights - G</b>						
1 Bedroom	\$1,445	\$1,156	\$114	\$1,042		
2 Bedroom	\$1,788	\$1,430	\$132	\$1,298		
3 Bedroom	\$2,210	\$1,768	\$177	\$1,591		
4 Bedroom	\$2,608	\$2,086	\$194	\$1,892		
5 Bedroom	\$2,999	\$2,399	\$202	\$2,197		
<b>Bergin Apartments</b>						
0 Bedroom	\$1,246	\$997	\$0	\$997		
1 Bedroom	\$1,445	\$1,156	\$0	\$1,156		
<b>Oak Terrace</b>						
2 Bedroom	\$1,788	\$1,430	\$132	\$1,298		
3 Bedroom	\$2,210	\$1,768	\$177	\$1,591		
4 Bedroom	\$2,608	\$2,086	\$194	\$1,892		
<b>Hamden</b>						
3 Bedroom	\$2,210	\$1,768	\$177	\$1,591		
4 Bedroom	\$2,608	\$2,086	\$194	\$1,892		
<b>Pearl Lake</b>						
3 Bedroom	\$2,210	\$1,768	\$140	\$1,628		
4 Bedroom	\$2,608	\$2,086	\$167	\$1,919		
5 Bedroom	\$2,999	\$2,399	\$189	\$2,210		
<b>Scattered Sites</b>						
3 Bedroom	\$2,210	\$1,768	\$140	\$1,628		
4 Bedroom	\$2,608	\$2,086	\$167	\$1,919		
<b>Bishop Street</b>						
3 Bedroom	\$2,210	\$1,768	\$109	\$1,659		
4 Bedroom	\$2,608	\$2,086	\$167	\$1,919		
<b>Springbrook</b>						
2 Bedroom	\$1,788	\$1,430	\$121	\$1,309		
3 Bedroom	\$2,210	\$1,768	\$140	\$1,628		
4 Bedroom	\$2,608	\$2,086	\$167	\$1,919		
5 Bedroom	\$2,999	\$2,399	\$189	\$2,210		
<b>South End</b>						
2 Bedroom	\$2,210	\$1,768	\$132	\$1,636		
3 Bedroom	\$2,608	\$2,086	\$177	\$1,909		
<b>Truman</b>						
2 Bedroom	\$1,788	\$1,430	\$132	\$1,298		
3 Bedroom	\$2,210	\$1,768	\$177	\$1,591		
4 Bedroom	\$2,608	\$2,086	\$194	\$1,892		
5 Bedroom	\$2,999	\$2,399	\$202	\$2,197		
<b>Roosevelt Apartments</b>						
0 Bedroom	\$1,246	\$997	\$257	\$740		
1 Bedroom	\$1,445	\$1,156	\$257	\$899		
<b>Kelley Apartments</b>						
0 Bedroom	\$1,246	\$997	\$257	\$740		
1 Bedroom	\$1,445	\$1,156	\$257	\$899		

**Waterbury Housing Authority (CT006)**  
**Statement of Financial Resources**  
**As of June 30, 2025**

**Income/Receipts**

HUD Operating Grants	\$38,453,111
Other Revenues	\$5,247,106

<b>Total Income</b>	<b>\$43,700,217</b>
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**Operating Expenses**

Administrative Salaries	\$1,780,804
Other Administrative Expenses	\$1,712,435
Tenant/Community Services	\$35,438
Utilities	\$1,517,176
Maintenance Salaries	\$1,999,463
Other Maintenance Expenses	\$1,736,773
Contracts and Protective Services	\$0
Insurance	\$745,705
Other General Expenses	\$209,948
Bad Debts	\$2,903
Payments in Lieu of Taxes	\$185,090
Housing Assistance Payments	\$29,487,251
Depreciation and Interest	\$1,318,890

<b>Total Operating Expenses</b>	<b>\$40,731,876</b>
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<b>Net Income (Loss)</b>	<b>\$2,968,341</b>
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## B.2 Conversion of Public Housing to Project-Based Rental Assistance to Project-Based Vouchers under RAD

The Waterbury Housing Authority (WHA) applied for the Rental Assistance Demonstration (RAD), with plans to convert 654 public housing units via RAD and subsequent RAD/Section 18 Blend program to Project Based Vouchers under the guidelines of PIH Notice 2021-07, PIH 2012-32, REV-1, REV-2, REV-3 PIH 2019-23, REV-4, 4b and Joint Housing PIH Notice H-2019-09, and any successor Notices.. Upon conversion to Project Based Vouchers the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of PIH Notice 2019-23, REV-4, 4b; and Joint Housing PIH Notice H-2019-09 and any successor Notices. Additionally, the Waterbury Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements.

There are no changes planned in the number of units and no changes in bedroom distribution.

WHA has no public housing preferences cited in the Admissions and Continued Occupancy that would be adopted by the Section 8 Administrative Plan. All Housing Choice Voucher Waiting List Preferences will apply to these units.

WHA intends to remain in full compliance of Attachment PIH-2019-23 REV-4 and any successor notices as it pertains to waiting list preferences, Resident Rights, and Participation, Tenant Protections for residents. Additionally, WHA will remain in full compliance with Tenant Protections as outlined under PIH Notice PIH 2019-08.

Prior to conversion the WHA will survey all waiting lists to determine how many active applicants remain and subsequently merge remaining applicants according to their current standing on the waiting list.

RAD and Section 18 were designed by HUD to assist in addressing the capital needs of public housing by providing WHA with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the WHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of its RAD or RAD/Section 18 Blend conversion and that WHA may also borrow funds to address its capital needs. If necessary, WHA will also be contributing Operating Reserves and Capital Funds towards the conversions.

Below, please find specific information related to the Public Housing Development(s) selected for RAD:

### Application 1

Total Units: 254  
 PIC Development ID: CT006000001

Name(s) of Public Housing Project:	Berkely Heights				
	Harris Circle/Long Hill Rd./Berkeley Ave.				
	Waterbury, CT 06704				
PIC Development ID:	CT006000001				
Conversion Type:	Project Based Vouchers				
Total Units:	254				
Transfer of Assistance:	None				
Pre-RAD Unit Type:	Family – General Occupancy				
Post-RAD Unit Type:	Family – General Occupancy				
Capital Fund Allocation of Development:					
Bedrooms by Type:	Studio	1 bed	2 bed	3 bed	4 bed
	0	16	127	81	30

Application 2

Total Units: 245  
 PIC Development ID: CT006000002, CT006000003, CT006000005

Name(s) of Public Housing Project:	Peal Lake Apartments				
	5-67 Gilyard Drive				
	Waterbury, CT 06706				
PIC Development ID:	CT006000002				
Conversion Type:	Project Based Vouchers				
Total Units:	39				
Transfer of Assistance:	None				
Pre-RAD Unit Type:	Family – General Occupancy				
Post-RAD Unit Type:	Family – General Occupancy				
Capital Fund Allocation of Development:					
Bedrooms by Type:	1 bed	2 bed	3 bed	4 bed	5 bed
	0	0	33	3	3

Name(s) of Public Housing Project:	Springbrook Apartments				
	143-188 Springbrook Road				
	Waterbury, CT 06706				
PIC Development ID:	CT006000002				
Conversion Type:	Project Based Vouchers				
Total Units:	56				
Transfer of Assistance:	None				
Pre-RAD Unit Type:	Family – General Occupancy				
Post-RAD Unit Type:	Family – General Occupancy				
Capital Fund Allocation of Development:					
Bedrooms by Type:	1 bed	2 bed	3 bed	4 bed	5 bed
	0	12	22	18	4

Name(s) of Public Housing Project:	Austin Road Apartments				
	358-452 Austin Road				
	Waterbury, CT 06705				
PIC Development ID:	CT006000002				
Conversion Type:	Project Based Vouchers				
Total Units:	36				
Transfer of Assistance:	None				
Pre-RAD Unit Type:	Family – General Occupancy				
Post-RAD Unit Type:	Family – General Occupancy				
Capital Fund Allocation of Development:					
Bedrooms by Type:	Studio	1 bed	2 bed	3 bed	4 bed
	0	0	0	36	0

Name(s) of Public Housing Project:	South End Apartments				
	10-40 West Clay Street				
	Waterbury, CT 06709				
PIC Development ID:	CT006000002				
Conversion Type:	Project Based Vouchers				
Total Units:	21				
Transfer of Assistance:	None				
Pre-RAD Unit Type:	Family – General Occupancy				
Post-RAD Unit Type:	Family – General Occupancy				
Capital Fund Allocation of Development:					
Bedrooms by Type:	Studio	1 bed	2 bed	3 bed	4 bed
	0	0	0	19	2

Name(s) of Public Housing Project:	Oak Terrace Apartments				
	31 Bliss Street				
	Waterbury, CT 06708				
PIC Development ID:	CT006000003				
Conversion Type:	Project Based Vouchers				
Total Units:	54				
Transfer of Assistance:	None				
Pre-RAD Unit Type:	Family – General Occupancy				
Post-RAD Unit Type:	Family – General Occupancy				
Capital Fund Allocation of Development:					
Bedrooms by Type:	Studio	1 bed	2 bed	3 bed	4 bed
	0	0	6	42	6

Name(s) of Public Housing Project:	Scattered Sites – Baldwin St				
	454-462 Baldwin St., 540 Baldwin St.				
	Waterbury, CT 06708				
PIC Development ID:	CT006000002				
Conversion Type:	Project Based Vouchers				
Total Units:	9				
Transfer of Assistance:	None				
Pre-RAD Unit Type:	Family – General Occupancy				
Post-RAD Unit Type:	Family – General Occupancy				
Capital Fund Allocation of Development:					
Bedrooms by Type:	Studio	1 bed	2 bed	3 bed	4 bed
	0	0	0	7	2

Name(s) of Public Housing Project:	William E. Kelley Apartments				
	119-125 Fairmont Street				
	Waterbury, CT 06705				
PIC Development ID:	CT006000005				
Conversion Type:	Project Based Vouchers				
Total Units:	30				
Transfer of Assistance:	None				
Pre-RAD Unit Type:	Senior				
Post-RAD Unit Type:	Senior				
Capital Fund Allocation of Development:					
Bedrooms by Type:	Studio	1 bed	2 bed	3 bed	4 bed
	22	8	0	0	0

### Application 3

Total Units: 155  
 PIC Development ID: CT006000003, CT006000004

Name(s) of Public Housing Project:	Edward D. Bergin Building				
	70 Lakewood Road.				
	Waterbury, CT 06704				
PIC Development ID:	CT006000003				
Conversion Type:	Project Based Vouchers				
Total Units:	76				
Transfer of Assistance:	None				
Pre-RAD Unit Type:	Senior				
Post-RAD Unit Type:	Senior				
Capital Fund Allocation of Development:					
Bedrooms by Type:	Studio	1 bed	2 bed	3 bed	4 bed
	6	70	0	0	0

Name(s) of Public Housing Project:	Hamden Avenue Apartments				
	163 Hamden Avenue				
	Waterbury, CT 06704				
PIC Development ID:	CT006000003				
Conversion Type:	Project Based Vouchers				
Total Units:	10				
Transfer of Assistance:	None				
Pre-RAD Unit Type:	Family – General Occupancy				
Post-RAD Unit Type:	Family – General Occupancy				
Capital Fund Allocation of Development:					
Bedrooms by Type:	Studio	1 bed	2 bed	3 bed	4 bed
	0	0	0	9	1

Name(s) of Public Housing Project:	Franklin D. Roosevelt Apartments				
	27-95 Kearney Drive				
	Waterbury, CT 06704				
PIC Development ID:	CT006000004				
Conversion Type:	Project Based Vouchers				
Total Units:	48				
Transfer of Assistance:	None				
Pre-RAD Unit Type:	Senior				
Post-RAD Unit Type:	Senior				
Capital Fund Allocation of Development:					
Bedrooms by Type:	Studio	1 bed	2 bed	3 bed	4 bed
	26	22	0	0	0

Name(s) of Public Housing Project:	Willow Street Apartments				
	63 Willow Street				
	Waterbury, CT 06702				
PIC Development ID:	CT006000003				
Conversion Type:	Project Based Vouchers				
Total Units:	4				
Transfer of Assistance:	None				
Pre-RAD Unit Type:	Family – General Occupancy				
Post-RAD Unit Type:	Family – General Occupancy				
Capital Fund Allocation of Development:					
Bedrooms by Type:	Studio	1 bed	2 bed	3 bed	4 bed
	0	0	4	0	0

Name(s) of Public Housing Project:	Scattered Sites				
	26-42 Catherine Ave.				
	206-226 Orange St.				
	368-374 West Grove St.				
	Waterbury, CT 06702				
PIC Development ID:	CT006000003				
Conversion Type:	Project Based Vouchers				
Total Units:	17				
Transfer of Assistance:	None				
Pre-RAD Unit Type:	Family – General Occupancy				
Post-RAD Unit Type:	Family – General Occupancy				
Capital Fund Allocation of Development:					
Bedrooms by Type:	Studio	1 bed	2 bed	3 bed	4 bed
	0	0	0	17	0

### **B.3 PROGRESS REPORT**

Relocation: In December of 2024, the WHA submitted Rental Assistance Demonstration (RAD) program applications for all units with the exception of the Truman Apartments, which we will pursue a Section 18 application for. All applications have been approved. It is our goal to optimize resources so that the WHA can better meet the affordable housing needs of the Waterbury community, expand its affordable housing footprint, and ensure the long-term sustainability of housing programs owned and operated by the WHA.

West Grove Redevelopment Project: In September 2022 the WHA was awarded \$420,000.00 in Congressionally Directed Spending Funds to complete demolition of remaining structures. In October of 2023, the WHA and its non-profit, Brass City Residences, Inc., was awarded \$7.2 million in Community Investment Funds for the project. All structures have been demolished and the WHA and its development partner, Heritage Housing, Inc., have selected Montagno Construction, Inc. as Construction Manager for the project. We hope to break ground in Winter of 2026. This new 46 unit development will be completed utilizing 4% Low Income Housing Tax Credits, state funding, and conventional funding. The WHA has committed 46 PBVs to this project.

The Begg Building: Following a Request for Proposal for the disposition of the Willian E. Begg Building, the selection process, and subsequent negotiations, the WHA entered into a Land Disposition Agreement with Winn Development for the \$1,000,000.00 purchase of the Begg Building. In December of 2024, the project was awarded \$150,320 in state brownfield funds to perform assessment studies. The LDA sets a closing date on or before 06/30/26 to provide time for Winn to put together their financing package. In the meantime, Winn pays the WHA \$1,000 monthly for carrying costs. The WHA has committed 50 PBVs to this project.

Lawrence Crest: In January of 2025, the WHA closed on the former Lawrence Crest co-op , a 13 unit family complex. In November of 2025 the replacement of all roofs and bathrooms commenced using CHFA Priority Needs Funding. The WHA is currently assembling an SSHIP application for funding to complete a major interior and exterior renovation of the complex. The WHA has committed 13 PBVs to this project.

HUD Strategic Goal: Goal #1

Expand the supply of Assisted Housing: The Waterbury Housing Authority will break ground on West Grove St, which will result in 46 units of assisted housing, recently purchased Lawrence Crest which will result in 13 units of assisted housing and is working with Winn Development on the sale and rehabilitation of the Begg Building, which will result in a minimum 50 assisted units. The Authority will apply for additional Section 8 vouchers if they become available.

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

To address safety concerns the WHA partnered with the Waterbury Police Department Community Relations Division for meet and greet events in our developments and to establish a stronger relationship and presence with tenants and law enforcement. In addition, the WHA completed the PHA-Wide security camera project which updated all existing cameras and added coverage to developments that previously had no coverage. In 2023 we received ESSG funding which allowed us to install additional cameras at Berkeley Heights, including the Rec Center. The updated system expanded coverage and ensured that we have the most technologically advanced, efficient, and effective system in place for the safety of our residents and developments. The system is now directly fed to the WPD real time crime center and has been instrumental in solving and preventing crimes throughout the city.

To further address safety and health concerns, the WHA submitted successful grant applications for an Emergency Safety and Security Grant to install new smoke detectors PHA-Wide, an ESSG for the replacement of fire alarm systems and panels at Bergin Building and Berkeley Heights, and a Housing Related Health Hazards Grant to abate asbestos flooring materials and reinstall flooring at the Bergin Building.

Renovate or Modernize Public Housing Units: The Waterbury Housing Authority continues to upgrade and improve its Public Housing inventory through the Capital Fund Program, recently completing major interior and site projects to positively impact the quality of life for our tenants. We will continue to apply for other funding opportunities when available.

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

HUD Strategic Goal: Goal #2

Promote Self-Sufficiency and Asset Development of Assisted Households: The Waterbury Housing Authority employs a Family Self Sufficiency Coordinator to work with our Section 8 clients and a Resident Services Coordinator to work with our Public Housing tenants. These programs are essential to ensure that our clients receive support and services they need. These two positions have been working in tandem, meeting with local service agencies and coordinating efforts to assist our families. We are the recipients of an FSS grant and are in the process of applying for a ROSS grant.

HUD Strategic Goal: Goal #3

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

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

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

Other PHA Goals and Objectives

Goal #1:

To continue to manage the Housing Authority of the City of Waterbury programs in an efficient and effective manner and retain the status of a high performer under PHAS and SEMAP. The WHA has achieved this status in SEMAP for FY2015-2024 and in PHAS for FY2017-2023. In 2024, due to a transpositional error, our PHAS status dropped to standard, however we have filed an appeal to make the correction which will bring us back to our rightful status of High Performer.

The WHA shall continue to excel in providing staff training. Our goal is to have a knowledgeable, motivated, and efficient team of employees. The WHA continues to prioritize continuing education for its staff and has expanded training opportunities to all employees. In addition to scheduling quarterly staff trainings, department heads and employees are encouraged to seek out training and educational opportunities that they feel would be beneficial.

The WHA is committed to providing educational opportunities and extracurricular activities for our tenants and has partnered with the UnGroup Society, a local community group, to utilize our community rooms for financial literacy, art, afro latin history, youth professional development and other classes. We also continue to foster a sense of community by developing events designed to establish connections

**Goal #2:**

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

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

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

**Goal #3:**

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