

<b>5-Year PHA Plan (for All PHAs)</b>	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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

**A. PHA Information.**

**A.1** PHA Name: Housing Authority of the City of Waterbury PHA Code: CT006

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2020  
 PHA Plan Submission Type:  5-Year Plan Submission  Revised 5-Year Plan Submission

**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 on 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

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|---|---|--|---|
| Berkley Heights<br>156 Harris Circle<br>Waterbury, CT 06704 | Bergin Apts<br>70 Lakewood Road<br>Waterbury, CT 06704              | Oak Terrace Apts<br>31 Bliss St<br>Waterbury, CT 06708           | Springbrook Apts<br>167 Springbrook Road<br>Waterbury, CT 06706                   |
| Truman Apts<br>1765 North Main St<br>Waterbury, CT 06704    | Franklin Delano Roosevelt<br>95 Kearny Drive<br>Waterbury, CT 06704 | William Kelly Apts<br>125 Fairmont Street<br>Waterbury, CT 06706 | Waterbury Housing Authority Main Office<br>2 Lakewood Road<br>Waterbury, CT 06704 |

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

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:					

<b>B.</b>	<b>5-Year Plan.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p><b>The mission of the Housing Authority of the City of Waterbury is to be the area's affordable housing of choice. We provide and maintain, safe, quality housing in a cost-effective manner. By partnering with others, we offer rental assistance and other related services to our community in a non-discriminatory manner.</b></p>
<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>SEE BELOW</p>
<b>B.3</b>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>SEE BELOW</p>
<b>B.4</b>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>SEE ATTACHMENT CT006a01</p>
<b>B.5</b>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><b>Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.</b></p>
<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y   N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

## **B.2 Goals and Objectives**

PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers:

Reduce public housing vacancies:

Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments

PHA Goal: Improve the quality of assisted housing

Objectives:

Sustain public housing management: (PHAS score) as a High performer.

Sustain voucher management: (SEMAP score) as a High performer.

Renovate or modernize public housing units: Ongoing with Capital Funds

Demolish or dispose of obsolete public housing:

PHA Goal: Increase assisted housing choices

Objectives:

Conduct outreach efforts to potential voucher landlords

PHA Goal: Provide an improved living environment

Objectives:

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

Implement public housing security improvements: ongoing

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

Provide or attract supportive services to improve assistance recipients' employability: on a continuous basis.

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

*Goal #1:*

*To manage the Housing Authority of the City of Waterbury programs in an efficient and effective manner, and continue to be a high performer under PHAS and SEMAP.*

*Objective:*

*The Housing Authority of the City of Waterbury shall continue to excel in providing training, enabling the Authority to have a motivating work environment with a capable and efficient team of employees to operate as a customer friendly and fiscally prudent leader in the public housing industry.*

*The Housing Authority of the City of Waterbury shall continue to excel in providing services to residents and the community through involvement in all community activities.*

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

*Goal #2:*

*To provide a safe and secure environment in the Housing Authority the WHA hired the Waterbury Police Department to provide additional patrolling of Berkley Heights to control gang activity. This has been very successful.*

*Objective:*

*In addition, security cameras are being installed at all developments. The WHA will be applying for an Emergency Safety and Security Grant.*

*Goal #3:*

*Expand the range and quality of housing choices available to participants in the Housing Authority of the City of Waterbury tenant-based assistance program.*

*Objectives:*

*The Housing Authority of the City of Waterbury shall sustain a utilization rate of not less than 98% of its budget authority for each year of the 5 years.*

*The Housing Authority of the City of Waterbury shall attract 15 new landlords who want to participate in the voucher program.*

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

HUD Strategic Goal: Goal #1

Expand the supply of Assisted Housing: The Waterbury Housing Authority applied for rental vouchers based on a NOFA published on February 22, 2002 and received 128 vouchers. The Authority constructed (10) additional Public Housing 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 maintenance staff to provide better accountability for maintenance at each development. The work order system has already been revised.

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

Improve Voucher Management: The Waterbury Housing Authority has implemented a Web Site to better service our clients.

HUD Strategic Goal: Goal #2

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

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 has executed a VCA Agreement with the HUD Office of Fair Housing. The WHA has finalized a Transition Plan with the HUD Office of Fair Housing. The WHA is currently undertaking the actives outlined in the Transition Plan.

Other PHA Goals and Objectives

Goal #1:

To manage the Housing Authority of the City of Waterbury programs in an efficient and effective manner, and sustain high performer status under PHAS and SEMAP.

The Housing Authority of the City of Waterbury shall continue to excel in providing training, this will produce a motivating work environment with a capable and efficient team of employees

to operate as a customer friendly and fiscally prudent leader in the public housing industry. This is currently being accomplished.

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

Goal #2:

Expand the range and quality of housing choices available to participants in the Housing Authority of the City of Waterbury 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 shall 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 98% in its Public Housing Program

# Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

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## A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

**A.1** Include the full PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/YYYY), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table.

## B. 5-Year Plan.

**B.1 Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

**B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

**B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

**B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

**B.5 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

### B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit 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 §903.17\(a\)](#), [24 CFR §903.19](#))

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 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.

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