

ANNUAL PLAN



CY2026

WEST HARTFORD HOUSING AUTHORITY



<p>Streamlined Annual PHA Plan <i>(HCV Only PHAs)</i></p>	<p>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</p>	<p>OMB No. 2577-0226 Expires 9/30/2027</p>
--	---	--

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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and 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 HCVs combined and is not PHAS or SEMAP troubled.

<p>A.</p>	<p>PHA Information.</p>										
<p>A.1</p>	<p>PHA Name: <u>Housing Authority of the Town of West Hartford</u> PHA Code: <u>CT039</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>684</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Public 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: A hard copy of the Plan is available for review at the WHHA main office at 80 Shield Street West Hartford, CT 06110. The Resident Advisory Board has been given an electronic copy of a draft of the Plan and a draft was placed on the WHHA website. An electronic copy of the finalized Plan will be made available on our website at www.whhousing.org.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" data-bbox="199 1713 1476 1780"> <thead> <tr> <th>Participating PHAs</th> <th>PHA Code</th> <th>Program(s) in the Consortia</th> <th>Program(s) not in the Consortia</th> <th>No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <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					
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
<p>B.</p>	<p>Plan Elements.</p>										
<p>B.1</p>	<p>Revision of Existing PHA Plan Elements.</p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p>										

	<ul style="list-style-type: none"> <input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification. <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
<p>B.2</p>	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers</p> <p>(b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>Project-Based Vouchers See attachment for narrative regarding project based voucher activity.</p>
<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>See attachment.</p>
<p>B.4</p>	<p>B.4 Capital Improvements. - Not Applicable</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/> N/A <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p>

	<p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.2</p>	<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>
<p>C.3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>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.</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

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 Annual PHA Plan. The Annual PHA Plan provides 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 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 4.52 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: CT039-Housing Authority of the Town of West Hartford Form HUD-50075-HCV (Form ID - 6559) printed by Jill Corrado in HUD Secure Systems/Public Housing Portal at 04/06/2026 09:29AM EST

The Elle at North Main: New PBV units in 2026.

WHHA Role: Controlling Sole Member of the Managing Member of the Member and Manager of the Ownership Entity, Property Manager PBV Units: 15

Work Plan: The Elle at North Main is mixed-income rental community currently under construction under the 9% LIHTC program, consisting of 49 units in the Very High Opportunity Area of northern West Hartford. The proposed development is adaptive re-use and new construction and will include gut rehabilitation of the entire street facing portion of the building in honor to the property's prior use and approximately 24 feet in depth from the front facade to the first structural beam and new construction for the balance of the space. Children of the building's residents will be assigned to some of the most highly regarded public schools in Town, including Aiken Elementary School, King Phillip Middle School, and Hall High School; all three of which are within walking distance. A bus stop for two continuous CT Transit bus lines is in front of the building. The area is made up of educational, recreational, and residential uses (single family homes and high density condos). The site is bordered by condos to the north and east, and single family homes to the south and west. The project unit mix is 24 one-bedroom units, 23 two-bedroom units and 2 three-bedroom units. Income targeting consists of 13 units @ 30% of Area Median Income (AMI), 20 units @ 50% AMI, 6 units @ 60% AMI and 10 units as unrestricted market rate, making The Elle at North Main a truly mixed-income community. WHHA will provide project-based Section 8 subsidies for another 15 units at 30% & 50% AMI.

Existing PBV units: Alfred E Plant Elderly Apartments, 66 PBV units. HAP Contract date is October 1, 2012. Elm Grove Elderly Apartments, 40 PBV units. HAP Contract date is October 1, 2014. The Faxon, 17 PBV units. HAP Contract date is July 1, 2020. The Residences at 540 New Park, 13 PBV units. HAP Contract date is December 1, 2022. The Camelot, 15 PBV units. HAP Contract date is May 30, 2025.

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.

Expand Housing Opportunities (Voucher Administration)

Apply for additional vouchers, to the extent they are available

Update: This goal was not achieved during 2025 based on Federal funding levels being uncertain. We did, however, apply for any set-aside funding category that was applicable to our Agency.

Actively review SAFMR's (in connection with review of two-year tool) to provide best Payment Standards allowable for voucher holders to gain flexibility in the use of their vouchers and reduce rent burden.

Update: Payment standards are currently at 120% of small area fair market rents. Although WHHA had asked for an MTW Waiver in our first MTW Supplement filed with HUD to allow for payment standards up to 150% of the small area fair market rents, we were unable to institute this based on Federal funding levels and shortfall status in FY2025.

Conduct outreach efforts to attract potential new landlords

Update: This is ongoing but we are happy to report that we have registered 4 new landlords in FY2025.

Continue to grow project-based voucher program to the extent possible

Update: During FY2025, WHHA executed a HAP contract with a private developer, bringing 15 new construction project-based units to a highly desirable area of West Hartford. At the end of FY2024, WHHA executed an AHAP contract with a related developer, which will bring an additional 15 units of new construction project-based units to another highly desirable area of West Hartford. These units are expected to come online in Spring 2026. We were unable to move forward with any other project-basing initiatives based on Federal funding levels and shortfall status in FY2025.

Continue to advertise the need for rental units and encourage the participation of landlords through landlord forums, emails blast, social media and our website.

Update: This is ongoing. During 2025, potential landlords are being encouraged to advertise their available rentals on affordablehousing.com.

Provide landlord incentives through our designation as an MTW Agency (waiver request to be made)

Update: WHHA did not apply for this waiver in the FY2025 MTW Supplement. We do not anticipate adding this to the FY2026 MTW Supplement based on Federal funding levels. This is an initiative WHHA would like to implement through our MTW Supplement as soon as reasonably possible.

Provide extended time limit to voucher holders searching for a unit

Update: Based on confirmed funding shortfall status in June 2025, new voucher issuance ceased at that time. Prior to that, participants were provided (6) months or 180 days, with the possibility of an additional (60) day extension for extenuating circumstances.

Provide all landlords with landlord briefings

Update: This is ongoing. Landlords are provided with individual briefings on an as needed or requested basis.

Continue to promote leasing in high opportunity zip codes under SAFMR's

Update: WHHA leased up 15 new construction project-based units in a highly desirable area of West Hartford and has another 15 new construction PBV units to be leased upon construction completion in a separate but highly desirable area of West Hartford. In addition, as a result of payment standards at 120% of small area fair market rents, we are finding that tenants are able to secure housing in all zip codes in West Hartford, some areas of which had been unattainable prior to that increase in payment standard. *Particularly in the higher cost areas, such as the 06107 and 06117 zip codes.

Expand Housing Opportunities (Development)

Acquire or development new, or renovated units

Update: 49 units of new construction under the 9% LIHTC program (39 affordable, 10 market rate) are currently under construction by a developer related to WHHA. Expected completion date is spring of 2026.

Implement innovative approaches to support the creation of additional affordable housing opportunities for West Hartford through strategic partnering.

Update: No update to this goal in FY2025.

Creation of a Land Trust to provide tax incentive donations of residential and brownfield properties by local owners for conversion to housing.

Update: No update to this goal in FY2025.

Improve Cost Efficiency and Participant Satisfaction (Voucher Administration)

Utilize website to allow for more efficient staff time and increase user satisfaction. This could include video tutorials, flowcharts with action steps, information on wait list openings

Update: This remains in the planning phase.

Consider creating videos for initial briefings, FSS, lease compliance, recertification

Update: This remains in the planning phase.

Streamline annual recertification to allow for biennial recertifications

Update: WHHA is planning to add this as an activity in the FY2026 MTW Supplement.

Continue to perform unit inspections on a biennial schedule

Update: This is an ongoing activity which has continued.

Improve Cost Efficiency, Tenant Satisfaction and Quality of Life of Tenants (Managed Properties)

Utilize websites to allow for more efficient staff time and increase user satisfaction. This could include videos of units, flowcharts with action steps, information on wait list openings.

Update: This remains in the planning phase.

Partnership with WHPD to increase presence of monitoring and perform security risk assessments at each managed property

Update: No update to this goal in FY2025.

Increase tenant satisfaction through excellent customer service, lease enforcement and upkeep of buildings, grounds and units. Monitor such through the use of tenant surveys. Review and analyze results to create goals for future success.

Update: Tenant surveys are planned to be sent out again in either the 4th quarter of FY2025 or 1st quarter of FY2026. We will be able to determine success rate with current tenants and to be able to plan for improvements based on the outcome of these surveys. Lease enforcement and compliance reporting are among the top goals of the property management team. The facilities team is working on a team based approach, with certain team members focused on areas of their expertise (i.e. grounds, unit turns, work orders, etc.).

Continue with management walkthroughs of the managed buildings to create engagement from the top down, using a team approach.

Update: This is a continual and ongoing effort.

Create sense of community among tenants through continual involvement of Resident Services Coordinators through communication, involvement with residents, hosting of social gatherings, etc.

Update: This is a continuous and ongoing effort at all managed properties to increase tenant engagement and community awareness.

Promote existing Family Self-Sufficiency program to Housing Choice and Project Based participants

Update: During FY2025, several information sessions on the FSS program were provided to project based participants and were hosted at project based communities. The result of these information sessions were (8) new participants enrolled in the program. Prior to WHHA ceasing voucher issuance as a result of shortfall status, all new voucher holders were given information on the FSS program. Social media blasts with respect to the FSS program and some of its recent graduates are also made, with the goal of program awareness.

Promote Self-Sufficiency

Provide or attract supportive services to improve assistance

Update: This remains in the planning phase.

Provide or attract supportive services to increase independence for the elderly or families with disabilities

Update: This remains in the planning phase.

Develop a newsletter, email blast or social media posting to highlight achievements of program participants who become self-sufficient or meet their FSS goals.

Update: For the two graduates from the FSS program in FY2025, WHHA has done social media posts recognizing the graduates anonymously in an effort to promote not only their individual success but also the success of the program, and to bring awareness to the public of such a program for HCV and PBV participants.

Host financial literacy or credit 101 workshops with local Banks

Update: A partnership with CT Money School Advancing Connecticut Together was established in May 2025. Participants in the FSS Program can complete their financial literacy courses through this partnership. Through its CT Money School, ACT helps improve the knowledge, confidence, and personal finance skills of low and moderate residents of Connecticut. CT Money School has developed a curriculum of eleven modules: budgeting, savings, and banking, borrowing, credit, financial resiliency, asset building, protecting yourself, investing 1& 2, and home ownership.

Provide a referral base for community resources

Update: Community resource materials are provided on a monthly basis as part of an FSS newsletter initiative.

Continued partnership with Town Dept of Social Services

Update: There are ongoing and continuous efforts between the WHHA staff and the Town of West Hartford Social Services staff to share information and to provide referrals.

Attract, Retain and Develop Qualified Staff

Foster workplace environment where employees feel supported and encouraged to pursue on-going professional development

Update: This is an ongoing effort. In FY2025, employees were asked to send three professional goals to their Manager. The Leadership Team is responsible for reviewing the goals in order to determine best course of action for each employee. One outcome of such exercise so far has been additional training sessions set up for staff.

Provide access to training programs and certifications for all employees

Update: This is an ongoing and continuous effort across all departments at WHHA. The Leadership Team is responsible for ensuring access to training programs for their departmental employees. So far in FY2025, this has been an area of focus for the Leadership Team.

Promote diversity, equity and inclusion.

Update: This is ongoing as we aim to have an incredibly talented and diverse workforce at WHHA.

Continue to provide online and in-house employee development

Update: This is ongoing and continuous. Externally, staff are encouraged to attend outside trainings. Internally, staff meet regularly with their Managers for information sharing and informal training sessions. New employee training is a mixture of external and internal training.

Increase Public Awareness of Agency and Affordable Housing

Promote housing programs through new landlord trainings

Update: This remains in the planning phase.

Promote initiatives through comprehensive communications program

Update: This goal has just only been started by means of social media posting on Facebook, Instagram and LinkedIn. The intent would be to continue this and to grow into newsletters and email blasts.

Pursue opportunities for collaboration and partnership with local organizations and entities.

Update: This is an ongoing effort. Specific to the FSS program, the WHHA has reorganized the Program Coordinating Committee in an effort to network with existing service providers, as well as recruit new providers within the community that provide public/private supportive services which our participants may find beneficial to them.

Excellence in the Administration of Programs (Voucher)

Continue to provide excellent customer service and set goals to monitor success.

Update: One of the initiatives we completed in FY2025 was to implement a new phone system. The phone system has the ability to give us more detailed analytics than what we previously had. In addition, we've added a staff person to answer the main phone line and attend to walk ins at the door. Both of these have dramatically decreased the amount of complaints received.

Provide customer service training to all employees who are public facing

Update: This remains in the planning phase. WHHA is planning an Agency Wide three part training series, focused on creative thinking and problem solving, with a mission driven focus. The training series will begin in 4th quarter of FY2025 and extend into FY2026.

Create a tenant survey for program participants to express their concerns with services and to improve housing needs in the community

Update: This remains in the planning phase.

Continue to assess opportunities for innovative ideas to make our staff more accessible to the public, but in a more efficient manner.

Update: Although WHHA has brainstormed some ideas with respect to this goal, this remains in the planning phase.

Utilize software program to allow tenants self service for recertifications

Update: This remains in the planning phase.

Organize and revamp the Resident Advisory Board.

Update: The Resident Advisory Board was re-organized in FY2024 in order to engage participants in the Annual and Five Year Plan Submission, as well as the MTW Supplement Submission. A mass mailing was sent to all voucher program participants, announcing the RAB and asking for participation. New voucher holders are advised of the RAB upon voucher issuance. To date, we've responded to multiple inquiries from the RAB participants and held (4) phone conferences/meetings.

Excellence in the Administration of Programs (Managed Properties)

Maintain 95% or better occupancy/utilization rate for each managed property.

Update: This remains a goal.

Continue to provide excellent customer service and set goals to monitor success.

Update: Tenant surveys are planned to be sent out again in either the 4th quarter of FY2025 or 1st quarter of FY2026. We will be able to determine success rate with current tenants and to be able to plan for improvements based on the outcome of these surveys.

Provide customer service training to all employees who are public facing

Update: This remains in the planning phase. WHHA is planning an Agency Wide three part training series, focused on creative thinking and problem solving, with a mission driven focus. The training series will begin in 4th quarter of FY2025 and extend into FY2026.

Continue to assess opportunities for innovative ideas to become more efficient in our daily activities

Update: Although WHHA has brainstormed some ideas with respect to this goal, this remains in the planning phase.

Utilize software program to allow tenants to utilize self service for recertifications, rent payments, work orders

Update: This remains in the planning phase. Initial meetings have occurred with our software provider to begin rolling out this capability by early FY2026, beginning first with rent payments, followed by work orders and then self-service recertification.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 09/30/2027

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Richard C. Ledwith, the Town Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2026-2030 and/or Annual PHA Plan for fiscal year 2026 of the CT039 - Housing Authority of the Town of West Hartford is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:

Town of West Hartford

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The West Hartford Housing Authority supports the West Hartford Five-Year Consolidated Plan by providing and increasing the supply of quality, affordable and ADA compliant rental housing opportunities for residents who are low income, elderly or disabled.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: Richard C. Ledwith	Title: Town Manager
Signature:	Date:

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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: CT039 - Housing Authority of the Town of West Hartford form HUD-50077-SL (Form ID - 5727) printed by Jill Corrado in HUD Secure Systems/Public Housing Portal at 04/06/2026 09:28AM EST

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living

patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary

business office of the PHA and, where possible, should be made available for public inspection in an electronic format.

22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the Town of West Hartford

CT039

PHA Name

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year **2026**

 5-Year PHA Plan for Fiscal Years 20-20

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: MS Jill Corrado		Name of Board Chairman: Clare Doyle Dowd	
Signature:	Date:	Signature:	Date:

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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: *CT039-Housing Authority of the Town of West Hartford form HUD-50077-ST-HCV-HP (Form ID -1814) for CY 2026 printed by Jill Corrado in HUD Secure Systems/Public Housing Portal at 04/06/2026 09:29AM EST*