

Housing Authority of the City of Stamford

Year 3 PHA Plan

5-Year Plan for Fiscal Years 2002 - 2006
Annual Plan for Fiscal Year 2002

File "CT007v01"

PHAPI an Agency Identification

PHAName: Housing Authority of the City of Stamford

PHANumber: CT-07

PHAFiscalYearBeginning: 07/2002

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations for PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2002 -2006
[24CFRPart903.5]

A.Mission

The HA shall at all times develop and operate each projects solely for the purpose of providing decent, safe, and sanitary housing for eligible families in a manner that promotes serviceability, economy, efficiency, and stability of the projects, and the economic and social well-being of the tenants.

B.Goals

1. **Continue to strive to meet local housing needs, through community partnerships:**
 - A. It is a goal of the Housing Authority of the City of Stamford to continue to evaluate the housing needs of its community on a periodic basis through its continued involvement with community leaders and planners. The Housing Authority will seek funding available through State, Federal and private sources, which would provide rental assistance or affordable homeownership opportunities. The Authority will review and consider any and all housing initiatives, endeavors or partnerships presented by other public and private entities as they are presented, to determine if they are appropriate and consistent with the City of Stamford's and Authority's current goals and objectives.
 - B. The Authority will engage in a public education program to keep the issue of affordable and diverse types of housing within the public eye. This will include periodic public forums to educate and inform citizens and public officials, sharing of successful efforts to transform and expand the supply of affordable housing within Stamford, and presentation of case studies of communities with similar demographic profiles to Stamford who have succeeded in expanding or maintaining the supply of affordable housing in a high housing cost community.
 - C. As part of the ongoing efforts to identify and meet specific local housing needs, the authority has identified an increased need for housing that targets the specific needs of various sub-populations living within Stamford. Several of these needs fall into the category of supportive housing – housing that integrates for a diverse population with diverse needs. The Authority has also identified a need for housing types that better support City and State programs. Some of this housing will need to be of a transitional nature that meets a specific need for a specific period of time before the household moves to a permanent housing option. Examples of this type of housing include, housing for short term relocation for households whose current dwelling units are subject to City requirements such as mandatory lead abatement or housing for households that are eligible for services under the state-funded PILOTS program.

2. Develop site specific asset management strategies while balancing the need of individual of low income on a portfolio -wide basis

- A. The Authority has completed a planning process to prepare site specific assessments of capital needs and redevelopment options for each property in the Authority's portfolio. The next major step is to determine how the Authority is going to maintain these developments given that projection of need in the next five and twenty years show that the Authority will receive less than half the funds required to modernize its developments from HUD.
- B. Engage residents and resident organizations in general discussion and education every step along the way to development of a specific strategy for their property. This would include making opportunities available for resident leaders as well as others that express an interest to attend training and informational sessions on such topics as mixed finance redevelopment, welfare-to-work initiatives as they relate to public housing, and first-time homebuyer opportunities. When the Authority initiates major planning activities that will lead to actual master plans or other documents whose recommendations are to be presented to the Board of Commissioners for implementation, a process for resident input will be included as part of the data collection process.

3. Deconcentrate Poverty by expanding housing options for low income individuals in conjunction with additional housing for moderate-income households

- A. Opportunities will be sought for the Authority to participate in neighborhood renewal. Through such opportunities the Authority will seek to geographically disperse low-income housing alongside housing for households able to pay moderate and market rents. This will be done in such a manner as to essentially provide housing with the equivalent amenities regardless of income tier.
- B. The Authority intends to seek permission from HUD to exceed 120% of the published FMR in specific census tracts in order to increase Section 8 utilization within Stamford and to increase the number of households in non-poverty impacted neighborhoods.

4. Expand the Authority's capacity for affordable housing development including mixed finance using Project-based Section 8 and/or conventional public housing

- A. The Authority will review its current operational model to determine what changes if any are required to support a development pipeline of mixed finance real estate transactions. This would include identification of operational changes that support the following: a) use of Capital Fund resources for leverage and credit enhancement tools; b) how conversion of tenant-based Section 8 to Project-based Section 8 will impact the Section 8 Program; c) development of capacity to provide property management to Low Income Housing Tax Credit (LIHTC) properties; and d) requirements that support partnering arrangements with non-profit and for-profit entities.

5. Maintain the highest payment standards allowed and encourage more landlords in Stamford to participate in the Section 8 Program

- A. The Authority will develop improved in-house systems to track Section 8 utilization and rent trends in the neighborhoods of Stamford to make certain that the Authority can justify the highest amount necessary to obtain the best value for housing on behalf of program participants.
- B. Establish a Shared Housing Program as permitted under Section 8 Program Regulations which permits the Authority to provide rental assistance at the bedroom level. This should assist elders and certain individuals with a disability in finding and/or remaining in supportive housing situations. This use of Section 8 permits the Authority to subsidize roommate situations in which not all tenants would be eligible.

6. Develop a Section 8 Voucher Homeownership Program:

- A. The Authority will begin efforts to develop a partnership with local lending institutions subject to Community Reinvestment Act (CRA) requirements to design a program whereby participants in the HACS's Section 8 Program can enter a "First-time Home Buyer's Program".
- B. The Authority will identify other agencies in the area with which it can partner to obtain home-ownership counseling and other services to assist employed Section 8 Program participants to qualify for a mortgage as a first-time homeowner.

7. Seek opportunities to acquire and develop small scale rental housing for low and moderate income households in Stamford as a means to increase the utilization of Section 8 resources within Stamford.

- A. Utilize a non-profit (501(c)3) subsidiary of the Authority as the major vehicle for this type of in-fill or "boutique" housing. The Authority will look for key opportunities that may trigger neighborhood renewal or consolidate a group of neighborhood initiatives by providing the missing design or urban planning element.
- B. Implement a Project-based Voucher Program pursuant to 24 CFR 983 or other relevant regulations for up to 20% of the agency's current funding for Section 8. This program permits the conversion of tenant-based rental subsidies to unit-based rental subsidies. These rental subsidies can be made available on a competitive basis to local developers who are interested in having a low income component to their project or be used by the Authority's non-profit for developments to be owned and operated by the Authority.
- C. Survey housing needs for moderate income households in Stamford to determine the feasibility of acquisition and rehab or new construction of properties that are centrally located.

8. Work to improve access to supportive services and economic opportunity for program participants

- A. Implement a social service non-profit arm to which the Authority will pass-through funds for social services programs and which can pursue grants or other sources of funding for

which the Authority is not eligible. This non-profit's role would be to assess household need for either access to job training and household-based economic development (family households) or the need for supportive services (elderly/disabled households) through Individual Service Plans (ISPs). The non-profit will either identify third party resources that can leverage Authority resources or in some cases provide resources and obtain access to established programs for households in need. In short, the non-profit would be used to establish the Authority's housing developments and programs as effective pipeline to household independence.

- B. The Authority will assess the need for on-site service programs at its state-aided moderate income housing developments especially for youth programs and will either directly pursue resources or utilize a social service non-profit or other entity to seek funds for programs.
- C. Market the Authority's home-ownership program, which promotes economic independence for families, to Section 8 Program households and consider means to link the program with priority access to affordable home-ownership opportunities.
- D. Seek corporate sponsors to adopt family developments in the Authority's portfolio as a means to mitigate the tendency for public housing developments to become isolated from the community mainstream. As these developments are transformed through implementation of a site-specific asset management strategy, try to have the connections between residents and sponsors extend into any new residential setting.

9. Ensure Equal Opportunity in Housing

- A. The Authority will use its role in the community to inform local landlords and businesses of the importance of diversity in housing and how to avoid unintentional discrimination under all applicable nondiscrimination requirements, such as the Fair Housing Act, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and Title I of the Americans with Disability Act.
- B. The Authority will work with the City and other community organizations to increase the supply of wheelchair accessible housing both for rental and home-ownership opportunities and/or provide a better match between actual need and current supply. The key objective is to assist those with physical limitations to remain in the community and to be able to participate in the community in meaningful ways.

Annual PHA Plan
PHA Fiscal Year 2002
[24CFR art903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)
- Administering Section 8 Only

Troubled Agency Plan

Summary of the Annual PHA Plan and Past Year Activities

During the past year the Housing Authority of the City of Stamford continued to make progress in its programs and activities.

Under the direction of the new Executive Director, the Authority in concert with a coalition of community groups that included union and church leaders helped the City Council to approve a local ordinance concerning the one-for-one replacement of assisted units in Stamford. The intent of the ordinance was to prevent the loss of affordable units in a community in need of a significant increase in the supply of units affordable to those at or below 80% of median income.

During this past year, the Authority has been working on implementing major policy changes including site-based waiting lists for its federal elderly developments. Efforts at the development level to finalize the SHA's pet policies for each development have continued with full resident input. Each development is allowed several choices within a standard policy framework and the diversity of resident opinion has provided all an education in public process. The

Authority anticipates that all developments will finalize their policies within the current plan year.

The Authority has continued its redevelopment efforts at Southfield Village, a HOPEVI revitalization site, and initiated Phase I of the redevelopment plan.

The Authority has completed a set of physical assessments of its federal portfolio to determine their five year and twenty year modernization requirements. This information, which shows a major shortfall between development need and federal funding, is being used to develop strategies for the long term upkeep of these developments, which are subject to the City's one-for-one replacement ordinance.

The Authority continues to actively engage the residents of its second largest federal family development, Fairfield Court, in discussions concerning the possible redevelopment of the site. These discussions are made even more necessary in light of the level of modernization funding.

Without actions to leverage or otherwise secure additional modernization funding, the future of federal public housing in Stamford remains an enigma. As it has over the last several years, the Authority intends to work with the residents to educate them on the implications and to work towards a mutual solution to the problem.

In terms of the Section 8 Program, a valuable but difficult resource to use in Stamford with its high rent, the Authority is taking active steps to increase local utilization of the Program.

These steps include: a) addition of an Inspector whose major task is to respond to requests for lease approval and to work with landlordsto assure HQS compliance; b) hiring of a local real estate agent to assist households in housing search; and c) efforts to obtain permission to set a payment standard at 120% of FMR.

There are many other initiative and activities that have been accomplished during the year ending 6/02. These include;

- **There -opening of the Section 8 Waiting List;**
- **The start of redesign process for the lower level of the main office to promote better customer service;**
- **The start of a process for a major upgrade to the Authority's MIS;**
- **The hiring of a Resident Service Coordinator;**
- **Implementation of Financial Literacy Program funding by Fleet Bank to teach resident about money management;**
- **Implementation of electronic payments system (ACH) for Section 8 HAP transfer to landl ords;**
- **Approval of an Addendum to the Section 8 Administrative Plan concerning Project -based Vouchers;**
- **Purchase of a 15 person bus to facilitate resident access to programs at different SHA locations;**
- **Approval by HUD of a Section 8 Project -based Voucher Program;**
- **Ongoing effort to address lead paint abatement requirements that meet not only federal but State and City requirements;**
- **Approval of the HOPE VI Home -ownership program design;**
- **Receipt of a Ross Grant for Southfield Village/Southwood Square for vocational training & counseling;**
- **Receipt of a 153 new Section 8 Vouchers; and**
- **Coordination with the City on a Homebuyer Program for which some SHA program participants are eligible.**

This year coming brings it own continuing set of challenges. The Authority intends to approach HUD with other strategies to make the Section 8 Program work more effectively including:

- **Using payment standards in certain census tracts that exceed 120% of the FMR;**
- **Focusing more on issues related to household displacement due to high rents through lease-up in place preference for the Section 8 Program;**
- **Modifying current operating procedures to support implementation of the new MIS; and**
- **Continuing to change standard operating procedures to promote customer service.**

And, as always, the Authority will continue to assess its administrative systems and practices in light of changing resource levels, federal policy priorities and changing local priorities.

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Annual Plan

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Attachments

Required Attachments:

- Admissions Policy for Deconcentration **(NOT APPLICABLE)**
- FY2000 Capital Fund Program Annual Statement (Attachment A)**
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart**
- FY2000 Capital Fund Program 5 Year Action Plan (Attachment B)**
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (NO COMMENTS WERE RECEIVED)
- Other**
- Performance & Evaluation Reports for 1999, 2000, 2001 (Attachment C)**
- Statement of Progress meeting 5 -Year Plan Mission and Goals (Attachment D)**
- Statement concerning issues identified through RASS (Attachment E)**

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
N/A (the Impediments to Fair Housing Analysis required for the City was prepared with HACS Input)	Fair Housing Documentation: Records reflecting that the PHA has examined programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 Quality Housing and Work Responsibility Act/Initial Guidance; Notice and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies	Annual Plan: Rent

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
		Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing home ownership programs/plans <i>HOPEVI Homeownership Plan</i>	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program. <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self -Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self -Sufficiency
N/A	Most recent self -sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self -Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi -annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(list individually; use as many lines as necessary)	
X	Voluntary Conversion Analysis	

1. Statement of Housing Needs

[24CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1,931	5	5	5	3	3	4
Income > 30% but <= 50% of AMI	1,500	5	5	4	3	3	4
Income > 50% but < 80% of AMI	N/A	5	5	3	3	3	4
Elderly	2,237	5	5	3	3	2	3
Families with Disabilities	N/A	5	5	3	3	3	4
White	76,315	2	3	3	3	3	3
Afro-American	18,249	3	4	3	3	3	3
Hispanic	10,562	3	4	3	3	3	3
Asian	2,683	2	4	3	3	3	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s**
Indicate year: **2000**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset**
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant -Based Assistance Waiting Lists

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	625		<10%
Extremely low income <=30% A MI	479	77%	
Very low income (>30% but <=50% AMI)	130	21%	
Low income (>50% but <80% AMI)	16	2%	
Families with children	393	63%	
Elderly families	32	5%	
Families with Disabilities	65	10%	
White	81	13%	
Afro-American	400	64%	
Hispanic	134	21%	
Asian	8	1%	
American-Indian	2	<1%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <u> 3 </u>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(select one)			
<input checked="" type="checkbox"/> Section8ModerateRehab			
<input type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional) Ifused, identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	15		<10%
Extremelylow income<=30%AMI	13	87%	
Verylowincome (>30%but<=50% AMI)	2	13%	
Lowincome (>50%but<80% AMI)	N/A	2%	
Familieswith children	0	0%	
Elderlyfamilies	0	0%	
Familieswith Disabilities	0	0%	
White	0	0%	
Afro-American	13	87%	
Hispanic	1	7%	
Asian	1	6%	
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Ifyes:			
Howlonghasitbeenclosed(#ofmonths)?			
DoesthePHAexpecttoreopenthelistinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/>			
Yes			
DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist, evenifgenerallyclosed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 SRO			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site - Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	9		<1%
Extremely low income <= 30% AMI	8	89%	
Very low income (>30% but <=50% AMI)	1	11%	
Low income (>50% but <80% AMI)	N/A	N/A	
Families with children	N/A	N/A	
Elderly families	1	11%	
Families with Disabilities	2	22%	
White	3	33%	
Afro-American	5	56%	
Hispanic	1	11%	
Asian	0	0	
American-Indian	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

HousingNeeds of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site - Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	169		<10%
Extremely low income <=30% AMI	158	93%	
Very low income (>30% but <=50% AMI)	10	6%	
Low income (>50% but <80% AMI)	1	1%	
Families with children	27	16%	
Elderly families	14	8%	
Families with Disabilities	75	44%	
White	46	27%	
Afro-American	92	54%	
Hispanic	30	18%	
Asian/Pacific Island	1	<1%	
American-Indian	0	0	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (for 2 & 3 Br Unit only)			
If yes:			
How long has it been closed (# of months)?		6 months	
Does the PHA expect to open the list in the PHA Plan year?			<input checked="" type="checkbox"/> No <input type="checkbox"/>
Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (elderly/disabled)	

C. Strategy for Addressing Needs

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off -line**
- Reduce turnover time for vacated public housing units**
- Reduce time to renovate public housing units**
- Seek replacement of public housing units lost to the inventory through mixed finance development**
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources**
- Maintain or increase section 8 lease -up rates by establishing payment standards that will enable families to rent throughout the jurisdiction**
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required**
- Maintain or increase section 8 lease -up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration**
- Maintain or increase section 8 lease -up rates by effectively screening Section 8 applicants to increase owner acceptance of program**
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies**
- Other (list below)**

Implementing a new Preference for the Section 8 Program for income eligible households at risk of displacement to lease in place.

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available**
- Leverage affordable housing resources in the community through the creation of mixed -finance housing**
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.**

- Other: (list below):**

Expand housing counseling using a Rental Agent under contract to the Authority who will assist in the identification of available units and make referral to households in housing search.

Implement Project -based Section 8 Voucher Program consistent with revised statutes.

Seek waiver from HUD to allow Section 8 home -ownership program in two and three family structures creating owner -occupied rental housing.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work**
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work**
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available**
- Affirmatively market to local non -profit agencies that assist families with disabilities**
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units**
- Market the section 8 program to owners outside of areas of poverty/minority concentrations**
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

The Authority will develop a Project -based Section 8 Program (PBV) track designed to work tandem with other sources of affordable housing finance. The Authority will initiate talks with the City to create a "one stop" application process for LITHC projects to apply for HOME, Section 8 PBV and other City controlled resources.

Given the historical underfunding of modernization, the Authority will be looking at ways to leverage resources to redevelop its public housing portfolio. Re-establishing a stable and viable federal housing portfolio is a major priority for the Authority over the development of incremental units but will not preclude supporting opportunities to assist other entities in the expansion of affordable housing in Stamford.

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints**
- Staffing constraints**
- Limited availability of sites for assisted housing**
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs**
- Community priorities regarding housing assistance**
- Results of consultation with local or state government**
- Results of consultation with residents and the Resident Advisory Board**
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24CFRPart903.79(b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY2001 grants)		
a) Public Housing Operating Fund	\$2,459,408	
b) Public Housing Capital Fund	\$1,576,268	
c) HOPEVI Revitalization	\$5,100,000	
d) HOPEVI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant -Based Assistance	\$5,006,124	
f) Resident Opportunity and Self - Sufficiency Grants	140,000	
g) Community Development Block Grant	\$116,000	Elevator at C linton Manor
h) HOME	\$0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only)		
PHDEP2000	\$ 80,000	Security & Youth Programs
PHDEP2001	\$200,730	Security & Youth Programs
Capital Fund 2000	1,176,000	
Capital Fund 2001	500,000	
3. Public Housing Dwelling Rental Income		
Rent Roll & Fees	\$2,507,063	Operating Expenses
4. Other income		
5. Non -federal sources		
Moderate Rent (State Program)	\$4,212,432	Operating Expenses
State Elderly	\$142,798	Operating Expenses
State Congregate	\$157,990	Operating Expenses
Total resources		

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFRPart903.79(c)]

A. Public Housing

(1)Eligibility

a. WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectallthatapply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit: variesbasedonturnoverprojections;between10to15.**
- Whenfamiliesarewithinacertaintimeof beingofferedaunit:
- Other:(describe)

b. Whichnon -income(screening)factorsdoesthePHAusetoestablish eligibilityforadmissiontopublichousing(selectallthatapply)?

- CriminalorDrug -relatedactivity**
- Rentalhistory**
- Housekeeping(intheprocessofbeingimplemented)**
- Other(describe)

c. **Yes** **No:** DoesthePHArequestcriminalrecordsfromlocallaw enforcementagencies forscreeningpurposes?

d. **Yes** **No:** DoesthePHArequestcriminalrecordsfromStatelaw enforcementagenciesforscreeningpurposes?

e. **Yes** **No:** DoesthePHAaccessFBIcrimina lrecordsfromtheFBI forscreeningpurposes?(eitherdirectlyorthroughan NCIC-authorizedsource)

(2)WaitingListOrganization

a. WhichmethodsdoesthePHAplantouseitoorganizeit'spublichousing waitinglist(selectallthatapply)

- Community-widelist** (foralldevelopmentsnotsubjecttoa development-specificwaitinglist)
- Sub-jurisdictionallists
- Site-basedwaitinglists** (Forelderly/disableddevelopmentsonly& SouthfieldVillage/Southwood Square)
- Other(describe)

b. Wheremayinterestedpersonsapplyforadmissiontopublichousing?

- PHAmainadministrativeoffice**
- PHAdevelopmentssitemanagementoffice(Southfield Village/SouthwoodSquare)**
- Other(listbelow)

c. IfthePHAplanstooperateoneormoresite -basedwaitinglistsinthe comingyear,answereachofthefollowingquestions;ifnot,skipto subsection **(3)Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? Four(4)
2. Yes **No**: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)? If yes, how many lists? One(1)
3. **Yes** **No**: May families be on more than one list simultaneously? If yes, how many lists? Four(4)
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office**
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists**
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One**
 - Two
 - Three or More
- b. **Yes** **No**: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Incometargeting:

- Yes **No** :DoesthePHAplantoexceedthefederaltargeting requirementsbytargetingmorethan40%ofallnew admissionstopublichousingtofamiliesatorbelow30%of medianareaincome?

b. Transferpolicies:

Inwhatcircumstanceswilltransferstakeprecedenceovernewadmissions?
(Listbelow)

- Emergencies**
 Overhoused
 Underhoused
 Medicaljustification
 AdministrativereasonsdeterminedbythePHA(e.g.,topermit modernizationwork)
 Residentchoice:(statecircumstancesbelow)
 Other:(listbelow)

1)Overhousedorunderhousedbyadegreeoftwobedrooms.

2)ResidentofaStamfordHOPEVIthatopttotransfertoanotherpublic housingdevelopment.

c. Preferences

1. **Yes** **No**: HasthePHAestablishedpreferencesforadmissionto publichousing(otherthandateandtimeofapplication)? (If“no”isselected,skiptosubsection **(5)Occupancy**)

2. WhichofthefollowingadmissionpreferencesdoesthePHAplanto employinthecomingyear?(selectallthatapplyfromeitherformerFederal preferencesorotherpreferences)

FormerFederalpreferences:

- InvoluntaryDisplacement(Disaster,GovernmentAction,Actionof Housing Owner,Inaccessibility,PropertyDisposition)
 Victimsofdomesticviolence
 Substandardhousing
 Homelessness
 Highrentburden(rentis>50percentofincome)

Otherpreferences:(selectbelow)

- Workingfamiliesandthoseunabletoworkbecauseofageordisability

- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)**

The Authority will give a household a preference if displaced from their existing housing by disaster (e.g. fire) or condemnation for reasons beyond their control. These incidents must have occurred no more than 90 days prior to application.

The Authority will provide a preference for witness protection households or households that are victims of hate crimes.

All other applicants are standard.

All applicants may benefit from a "living or working in Stamford" ranking preference.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing
- Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families

- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)**

All preferences described above are given equal weight with the exception that “living or working in Stamford” households are offered units based on date and time of application before households that do not qualify for the residency/working preference within the same point level.

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure that the PHA will meet income -targeting requirements**

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA - resident lease**
- The PHA’s Admissions and (Continued) Occupancy policy**
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Anytime family composition changes**
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. **Yes** **No**: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration

rule? If no, this section is complete. If yes, continue to the next question.

- b. Yes **No** : Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug -related activity only to the extent required by law or regulation**
- Criminal and drug -related activity, more extensively than required by law or regulation
- More general screening than criminal and drug -related activity (list factors below)
- Other (list below)

b. **Yes** **No**: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. **Yes** **No**: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. **Yes** **No**: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (Select all that apply)

- Criminal or drug -related activity
- Other (describe below)**

The Authority will share prior program history such as damage claims or lease compliance problems known by the Authority.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant based assistance waiting list merged? (Select all that apply)

- None**
- Federal public housing
- Federal moderate rehabilitation
- Federal project -based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant based assistance? (Select all that apply)

- PHA main administrative office
 Other (list below)

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below:

Upon request and documentation of efforts made to find housing during the initial 60 -day period.

(4) Admissions Preferences

a. Income targeting

1. Yes No : Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant -based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (Select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster , Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs

- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributetomeet income requirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobilityprograms
- Victimsofprisalsorhatecrimes
- Other preference(s)(list below)**

2point Preferences

- P-0 Other governments subsidized program participants who currently reside in Stamford and are about to be displaced due to programmatic restrictions.
- P-1 City of Stamford disaster (fire, flood, earthquake, etc.) victims
- P-1 Residents of Senior Public Housing under the age of 62 who will benefit from a service enriched supportive service environment.
- P-2 Residents of units condemned by the Stamford Health Department for reasons beyond their control.
- P-2 Current single family applicants under 62 who will benefit from a service enriched supportive service environment.
- P-2 Stamford Housing Authority residents currently residing at a HOPE VI site who opt for Section 8 as a relocation vehicle and for whom there is no special allocation of Section 8 Housing Assistance.
- P-3 Householdsthat are victims of hate crimes.
- P-4 Householdsthat are a part of a Witness Protection Program or a similar program, as determined by the HUD Office or a law enforcement agency.

1point Preferences

- P-5 Working resident household living in Public Housing who exceed the Extremely Low Income Limit (>30%AMI), and who have continuous employment. "Continuous" is defined as steady employment with no break of more than 30 days. The household must have resided in Public Housing for at least 2 years.
- P-6 *Intentionally left blank*
- P-7 Displacement by non-suitability of the unit when a member of the family has mobility or other impairment that makes the person unable to use critical elements of the unit and the owner is not legally obligated to make changes to the unit.

All other applicants are standard (NO POINTS)

THE AUTHORITY INTENDS TO IMPLEMENT AN ADDITIONAL PREFERENCE FOR THE SECTION * PROGRAM THAT WOULD PERMIT HOUSEHOLDS ALREADY IN PLACE TO LEASE -UP FOR THE SECTION * PROGRAM TO AVOID DISPLACEMENT DUE TO INCREASING RENT BURDEN.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one

ormoreofthesechoices(eitherthroughanabsolutehierarchyorthrougha pointsystem),placethesamenumbernexttoeach.Thatmeansyoucanuse “1”morethanonce,“2”morethanonce,etc.

Date andTime

FormerFederalpreferences

- InvoluntaryDisplacement(Disaster, GovernmentAction, Actionof HousingOwner, Inaccessibility, PropertyDisposition)
- Victimsofdomesticviolence
- Substandardhousing
- Homelessness
- Highrentburden

Otherpreferences(selectallthatapply)

- Workingfamiliesandthoseunabletoworkbecauseofageordisability
- Veteransandveterans’families
- Residentswholiveand/orworkinyourjurisdiction
- Thoseenrolledcurrentlyineducational, training, orupwardmobilityprograms
- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational, training, orupwardmobilityprograms
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)**

2pointPreferences

- P-0 Othergovernmentsubsidizedprogramparticipantswhocurrentlyresidein Stamfordandareabouttobedisplacedduetoprogrammaticrestrictions.**
- P-1 CityofStamforddisaster(fire, flood, earthquake, etc.)victims**
- P-1 ResidentsofSeniorPublicHousingundertheageof62whowillbenefitfroma serviceenrichedsupportiveserviceenvironment.**
- P-2 ResidentsofunitscondemnedbytheStamfordHealthDepartmentforreasons beyondtheircontrol.**
- P-2 Currentsinglefamilyapplicantunder62whowillbenefitfromaservice enrichedsupportiveserviceenvironment.**
- P-2 StamfordHousingAuthorityresidentscurrentlyresidingataHOPEVIsitewho optforSection8asarelocationvehicleandforwhomthere isnospecial allocationofSection8HousingAssistance.**
- P-3 Householdsthatarevictimsofhatecrimes.**
- P-4 HouseholdsthatareapartofaWitnessProtectionProgramorasimilar program,asdeterminedbytheHUDOfficeoralawenforcementagency.**

1 pointPreferences

- P-5 WorkingresidenthouseholdslivinginPublicHousingwhoexceedthe ExtremelyLowIncomeLimit(>30%AMI),andwhohavecontinuous employment. “Continuous”isdefinedassteadyemploymentwithnobreaksof**

more than 30 days. The household must have resided in Public Housing for at least 2 years.

P-6 **Intentionally left blank**

P-7 Displacement by non-suitability of the unit when a member of the family has mobility or other impairment that makes the person unable to use critical elements of the unit and the owner is not legally obligated to make changes to the unit.

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- Date and time of application**
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan**

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements**

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan**
- Briefing sessions and written materials**
- Other (list below)

b. How does the PHA announce the availability of any special purpose section 8 programs to the public?

- Through published notices**
- Other (list below)

4.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub component4A. -

(1)IncomeBasedRentPolicies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component(2))

---or---

The PHA employs discretionary policies for determining income -based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes **No**: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

c. Rents set at less than 30% than adjusted income

1. Yes **No** : Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If you state above, list the amounts or percentages charge and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent -setting policy)

If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent -setting policy)
- If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

10% of earned income from wages when not already excluded or reduced by training income exclusions or self-sufficiency incentives.

e. Ceiling rents

1. Do you have ceiling rents? (Rents set at a level lower than 30% of adjusted income) (Select one)

- Yes for all developments
- Yes but only for some developments
- No**

2. For which kinds of developments are ceiling rents in place? (Select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent - determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (Select all that apply)

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: 10%**
- Other (list below)

g. Yes **No** : Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (Select all that apply.)

- This section 8 rent reasonableness study of comparable housing**
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)**

Information obtained from realtors

B. Section 8 Tenant -Based Assistance

Exemptions: PHA that do not administer Section 8 tenant -based assistance are not required to complete sub -component 4B. **Unless otherwise specified, all questions in this section**

apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR**
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area**
- Reflects market or submarket**
- To increase housing options for families**
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually**
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families**
- Rent burden of assisted families**
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50**

b. Yes **No** : Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5 : **High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)**

A. PHA Management Structure

Describe the PHA's management structure and organization.
(select one)

- An organization chart showing the PHA's management structure and organization is attached.**
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover rate each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	805	5 to 8%
Section 8 Housing Choice Vouchers	880	Approx. 12%
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	See PHDEP Budget Attachment.	
Other Federal Programs (list individually)		
	N/A	

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Admission & Continued Occupancy
Maintenance Fees & Chargebacks
Public Housing Lease
Grievance Policy & Procedure

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 Only PHAs are exempt from sub -component 6A.

A. Public Housing

1. Yes No : Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

The Housing Authority has implemented a Hearing Officer model to replace the prior approach that relied on Commissioners. This exceeds HUD requirements for the Section 8 Program and treats the Section 8 Program in an identical manner as the federal public housing program.

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub -component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD - 52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template OR by completing and attaching a properly updated HUD - 52834.

a. **Yes** No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (If no, skip to sub -component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment

-or-

The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP optional 5 -Year Action Plan from the Table Library and insert there)

B. HOPEVI and Public Housing Development and Replacement Activities (Non -Capital Fund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes** **No:** a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name: Southfield Village

2. Development (project) number: CT26 -01

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway**

- Yes** **No:** c) Does the PHA plan to apply for a HOPEVI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes** **No:** d) Will the PHA be engaging in any mixed -finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

The Authority will be engaged in discussions with Fairfield Court CT7 -03 regarding redevelopment options for the location. This MAY lead to the development of a mixed finance plan or a HOPEVI application at a future point in time.

- Yes** **No:** e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes **No:** Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes **No:** Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year?

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> an <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
1.	Date this designation approved, submitted, or planned for submission:
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously -approved Designation Plan?
6.	Number of units affected: 100
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant -Based Assistance

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 HUD Appropriations Act

1. Yes **No:** Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act?

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required?
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 % <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

Component 10(B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments?

Five

- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

Two

- c. How many Assessments were conducted for the PHA's covered developments?

Five

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units

- d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11.HomeownershipPrograms AdministeredbythePHA

[24CFRPart903.79(k)]

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A.

1. Yes **No:** DoesthePHAadministeranyhomeownershipprog rams administeredbythePHAunderanapprovedsection5(h) homeownershipprogram(42U.S.C.1437c(h)),oran approvedHOPE lprogram(42U.S.C.1437aaa)orhas thePHAappliedorplantoapplytoadministerany homeownershipprogramsundersection5(h),t heHOPEI program,orsection32oftheU.S.HousingActof1937 (42U.S.C.1437z -4).

2.ActivityDescription

- Yes No: HasthePHAprovidedallrequiredactivitydescription informationforthiscomponentinthe **optional**Public HousingAssetManagementTable?

PublicHousingHomeownershipActivityDescription (Completeoneforeachdevelopmentaffected)
1a.Developmentname: 1b.Development(project)number:
2.FederalProgramauthority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> TurnkeyIII <input type="checkbox"/> Section32oftheUSHAof1937(effective10/1/99)
3.Applicationstatus:(selectone) <input type="checkbox"/> Approved;includedinthePHA'sHomeownershipPlan/Program <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication
4.DateHomeownershipPlan/Programapproved,submitted,orplannedfor submission: (DD/MM/YYYY)
5. Numberofunitsaffected: 6.Coverageofaction:(selectone) <input type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment

B.Section8TenantBasedAssistance

1. **Yes** **No**: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes** **No**: Will the PHA limit the number of families participating in this section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (Select one)

- 25 or fewer participants**
 26 -50 participants
 51 to 100 participants
 More than 100 participants

b. PHA -established eligibility criteria

- Yes** **No**: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

The exact list of additional criteria is not yet determined but may include:

1. Limitation to graduates of "FSS" Program
2. Requirement for more than one year of employment
3. Utilization in Stamford only

12.PHACommunityServiceandSelf -sufficiencyPrograms

[24CFRPart903.79(l)]

A.PHACoordinationwiththeWelfare(TANF)Agency

1.Cooperativeagreements:

- Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed?
DD/MM/YY

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)**
- Coordinate the provision of specific social and self -sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare -to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

Which if any of the following discretionary policies will the PHA employ to enhance the economic and social self -sufficiency of assisted families in the following areas? (Select all that apply)

- Public housing rent determination policies**
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non -housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes **No:** Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self-Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/ random selection/ specific criteria/ other)	Access (development office / PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Financial Literacy Program</i>	25	N/A	Main Office Referral	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing Section 8		

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size? If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies**
- Informing residents of new policy on admission and reexamination**
- Actively notifying residents of new policy at times in addition to admission and reexamination.**
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services**
- Establishing a protocol for exchange of information with all appropriate TANF agencies**
- Other: (list below)

**D.ReservedforCommunityServiceRequirementpursuanttosection
12(c)oftheU.S.HousingActof1937**

**THEAUTHORITYHASDEVELOPEDACOMMUNITYSERVICEPOLICY.
PERLANGUAGEINTHE2002APPROPRIATIONSACTIMPLEMENTATION
OFTHISPOLICYISSUSPENDED.**

13.PHASafetyandCrimePreventionMeasures

A.Needformeasurestoensurethesafetyofpublichousingresidents

1.Describetheneedformeasurestoensurethesafetyofpublichousing residents(selectallthatapply)

- Highincidenceofviolentand/drug -relatedcrimeinsomeorallofthe PHA'sdevelopments
- Highincidenceofviolentand/drug -relatedcrimeintheareas surroundingoradjacenttothePHA'sdevelopments
- Residentsfearfulfortheirsafetyand/orthesafety oftheirchildren**
- Observedlower -levelcrime,vandalismand/orgraffiti
- Peopleonwaitinglistunwillingtomoveintooneormoredevelopments duetoperceivedand/oractuallevelsofviolentand/drug -related crime
- Other(describellow)

2.WhatinformationordatadidthePHAusedtodeterminetheneedforPHA actionstoimprovesafetyofresidents(selectallthatapply).

- Safetyandsecuritysurveyofresidents**
- Analysisofcrimestatisticsovertimeforcrimescommitted“inand around”publichousingauthority**
- Analysisofcosttrendsovertimeforrepairofvandalismandremovalofgraffiti
- Residentreports
- PHAemployeereports
- Policereports**
- Demonstrable,quantifiablesuccesswithpreviousorongoing anticrime/antidrugprograms
- Other(describellow)

3.Whichdevelopmentsaremostaffected?(Listbelow w)

B.CrimeandDrugPreventionactivitiesthePHAhasundertakenor planstoundertakeinthenextPHAfiscalyear

1.ListthecrimepreventionactivitiesthePHAhasundertakenorplansto undertake:(selectallthatapply)

- Contractingwithoutsideand/orresidentorganizationsforthe provision ofcrime -and/drug -preventionactivities
- CrimePreventionthroughEnvironmentalDesign
- Activitiestargetedtoat -riskyouth,adults,orseniors**
- VolunteerResidentPatrol/BlockWatchersProgram
- Other(describellow)

2.Whichdevelopmentsaremostaffected?(Listbelow)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- Police provide crime data to housing authority staff for analysis and action**
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases**
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above -baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (List below)

This varies from month to month. Different developments have different issues at different times.

14. RESERVED FOR PET POLICY

[24CFR Part 903 .79(n)]

The Authority has developed a Model Pet Policy which is being reviewed by each development resident organization for site specific implementation.

This Policy has been adopted for Southwood Square and other developments are in active discussion concerning type and number of pets. The goal is to have a policy and set of procedures that are uniform by type of pet but still give residents the right to determine if they wish to prohibit a specific type of pet and how many.

15.CivilRightsC ertifications

[24CFRPart903.79(o)]

CivilrightscertificationsareincludedinthePHAPlanCertificationsof
CompliancewiththePHAPlansandRelatedRegulations.

16.Fiscal Audit

[24CFRPart903.79(p)]

1. **Yes** **No**: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. **Yes** **No**: Was the most recent fiscal audit submitted to HUD?
3. **Yes** **No**: Were there any findings as the result of that audit?
4. **Yes** **No**: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? _____

5. **Yes** **No**: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17.PHAAssetManagement

[24CFRPart903.79(q)]

Exemptions from component 17: Section 8 only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. **Yes** **No**: Is the PHA engaging in any activities that will contribute to the long -term asset management of its public housing stock, including how the Agency will plan for long -term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake?
(select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment**
 - Other: (list below)

3. **Yes** **No** : Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFRPart903.79(r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (Filename) CT07c 01

Provided below:

3. In what manner did the PHA address those comments? (Select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments. List changes below:

Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes **No:** Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub -component C.)

2. Yes **No:** Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub -component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: A resident Commissioner was appointed by the Mayor of Stamford

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated dated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: City of Stamford

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.**
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.**
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.**
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)**

Redevelopment of the West End is a City Priority.

- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

No action or commitments have been requested.

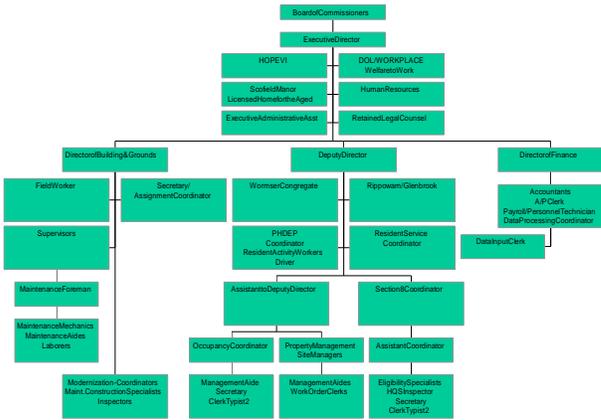
D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

The Housing Authority of the City of Stamford considers a major change in the content of the HAP to consist of one or more of the following:

1. Changes in waiting list preference criteria
2. Implementation of program incentives to increase the number of working households in the program.
3. A change in any open Annual Capital Program that crosses the accumulative 20% of total funds threshold.
4. A decision to submit a major application such as a Demolition/Disposition, Allocation for Designated Housing or HOPEVI application.
5. A decision to request a voluntary conversion of public housing to Section 8 Vouchers.

Housing Authority of the City of Stamford Organizational Chart-2001



RAB Membership and Addresses

LastName	FirstName	Street	CITY	STATE	ZIP	PHONE
Blake	Shirley	23Connecticut	Stamford	CT	06902	323-5563
Butler	Andrea	736AtlanticSt	Stamford	CT	06902	327-4092
Conte	Angela	29LimerickSt	Stamford	CT	06902	325-0607
Grant	Olive	49StandishRoad	Stamford	CT	06902	975-7814
Haynes	Marion	22ClintonAve5A	Stamford	CT	06902	323-6383
Johnson	Patricia	1OscarSt	Stamford	CT	06902	708-8900,X203
Maignan	Dimmy	28SchuylerAve	Stamford	CT	06902	921-1683
Maples	Margaret	26MainSt2U	Stamford	CT	06902	348-6815
McCoggle	Lucy	164U rsulaPl#6	Stamford	CT	06902	324-6998
McLeod	Bernest	11FairfieldAve	Stamford	CT	06902	964-9254
Neville	Rose	47SheridanSt	Stamford	CT	06902	921-2647
Palmer	Trenda	52IrvingAve	Stamford	CT	06902	353-9786
Quiles	Ana	18Quintard	Stamford	CT	06902	348-6585
Steve	Wilfred	1LawnAve#B7	Stamford	CT	06902	357-1227

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part I: Summary**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

HAName **HOUSING AUTHORITY OF THE CITY OF STAMFORD**

Comprehensive Grant Number
CT26P007708

FFY of Grant Approval
1998

Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement/Revision Number 4 Performance & Evaluation Report for Program Year Ending 12/31/2001
Final Performance & Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGPFunds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements	235,196	235,196	235,196	235,196
4	1410 Administration	117,598	117,598	117,598	117,598
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000	50,000	50,000	50,000
8	1440 Site Acquisition				
9	1450 Site Improvement	5,004	-0-	-0-	-0-
10	1460 Dwelling Structures	708,180	718,184	718,184	718,184
11	1465.1 Dwelling Equipment - Nonexpendable	30,002	30,002	30,002	30,002
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	25,000	25,000	25,000	25,000
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs	5,000	-0-	-0-	-0-
17	1498 Mod Used for Development				
18	1502 Contingency (May not exceed 8% of line 19)	-0-	-0-	-0-	-0-
19	Amount of Annual Grant (Sum of lines 2-18)	1,175,980	1,175,980	1,175,980	1,175,980
20	Amount of line 19 Related LBP Activities	60,546	52,603.98		
21	Amount of line 19 Related to Section 504 Compliance	10,000	-0-		
22	Amount of line 19 Related to Security	60,000	69,268.18		
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

X

X

1- To be completed for the Performance and Evaluation Report or a Revised Annual Statement
2- To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP)
Part II: Supporting Pages

**U.S. Department of Housing
 and Urban Development**
 Office of Public and Indian Housing

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

Development Number/Name HA -Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
Southfield Village Conn. 7 -1	Underground Utility	1450		1.00	-0-	-0-	-0-	
	Add Soil to Perimeter	1450		1.00	-0-	-0-	-0-	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

X

X

(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement.
 (2) To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP)
Part II: Supporting Pages

**U.S. Department of Housing
 and Urban Development**
 Office of Public and Indian Housing

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

Development Number/Name HA -Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Southfield Village North Conn. 7 -2	Underground Utility	1450		1.00	-0-	-0-	-0-	
	Add Soil to Perimeter	1450		1.00	-0-	-0-	-0-	

Signature of Executive Director and Date

X

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

X

(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement.
 (2) To be completed for the Performance and Evaluation Report.

Development Number/Name HA -Wide Activities	GeneralDescriptionofMajor WorkCategories	Development AccountNumber	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
Fairfield CourtConn 7-3	ReplaceInteriorPlumbing - Begin	1460		1.00	-0-	-0-	-0-	
	UpgradeHigh -riseStairwaylighting Begin	146 0		1.00	-0-	-0-	-0-	
	WindowReplacement - Continue	1460		1.00	-0-	-0-	-0-	
	KitchenReplacement - Continue	1460		1.00	-0-	-0-	-0-	
	RoofReplacement - Begin	1460		-0-	-0-	-0-	-0-	
	BathroomReplacement - Begin	1460		1.00	-0-	-0-	-0-	
	Stoves&Refrigerators - Continue	1465.1		1.00	-0-	-0-	-0-	
	InteriorDoorReplacement - Continue	1460		1.00	-0-	-0-	-0-	
ReplaceApartmentWiring&Smoke Detectors- Continue	1460		1.00	-0-	-0-	-0-		

SignatureofExecutiveDirectorandDate

X

SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministratorandDate

X

(1)TobecompletedforPerformanceandEvaluationReportoraRevisedAnnualStatement.

(2)TobecompletedforthePerformanceandEvaluationReport.

Annual Statement/ Performance and Evaluation
 Comprehensive Grant Program (CGP)
Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

Development Number/Name HA -Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
Stamford Manor Conn 7-4/8	Kitchen Replacement	1460	100 units	131,435.61	102,895.34	102,895.34	102,895.34	Complete
	Stoves & Refrigerators	1465.1	100 units	60,000.00	60,003.00	60,003.00	60,003.00	Complete
	Paint Apartments	1460	150 units	43,545.00	43,545.00	43,545.00	43,545.00	Complete
	Centralized Lobby Entrance w/ Video Security Camera	1460	1 Bldg.	107,761.58	152,858.25	152,858.25	152,858.25	Complete
	Rusted Out Metal Grid Replacement	1460	1 Bldg.	1.00	-0-	-0-	-0-	
	Boiler Replacement	1460	1 Bldg.	1.00	-0-	-0-	-0-	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP)
Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

Development Number/ Name HA -Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Quintard Manor Conn 7-5	Kitchen Replacement -- Begin	1460	20 Units	30,000	4,400	4,400	4,400	Complete
	Stoves & Refrigerators -- Begin	1465.1	20 Units	12,000	-0-	-0-	-0-	
	Repair, Waterproof & Seal Building Exterior	1460		60,000	72,350	72,350	72,350	Complete
	Replace Compactor	1460		1.00	-0-	-0-	-0-	
	Replace Shower Heads	1460		1.00	-0-	-0-	-0-	
	Replace Toilets	1460		1.00	-0-	-0-	-0-	

Signature of Executive Director and Date

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Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Pages

Development Number/Name HA -Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
Lawn Ave. Townhouses Conn 7 -7	Boiler Replacement -- Continue	1460		1.00	-0-	-0-	-0-	
	Baseboard Heating Replacement - Continue	1460		1.00	-0-	-0-	-0-	
	Replace Underground Heating & Water Lines	1450		-0-	-0-	-0-	-0-	
	Install Retaining Wall - Continue	1450		5,000	-0-	-0-	-0-	

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Development Number/Name	General Description of Major	Development	Quantity	Total Estimated Cost	Total Actual Cost	Status of Proposed
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Number/Name HA -Wide Activities	WorkCategories	AccountNumber		Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	Work(2)
Connecticut Ave.Conn 7-9	BoilerReplacement - Begin	1460		20,000	-0-	-0-	-0-	
	InsulateCrawlspace	1460		-0-	-0-	-0-	-0-	
	ReplaceRoof	1460		-0-	-0-	-0-	-0-	

SignatureofExecutiveDirectorandDate

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SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministratorandDate

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(2)TobecompletedforthePerformanceandEvaluationReport.

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Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP)
Part II: Supporting Pages

**U.S. Department of Housing
 and Urban Development**
 Office of Public and Indian Housing

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

Development Number/Name HA -Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
Clinton Manor Conn 7-11	Roof Replacement --Begin	1460		41,000	-0-	-0-	-0-	Complete
	Reface Building Exterior -Begin	1460		25,000	96,748.96	96,748.96	96,748.96	
	Window Replacement - Begin	1460		50,615	-0-	-0-	-0-	
	Kitchen Replacement - Begin	1460	30 units	115,000	178,444.00	178,444.00	178,444.00	
	Stoves & Refrigerators	1465.1	30 units	4,038.44	4,038.44	4,038.44	4,038.44	
	Replace Toilets	1460		1.00	-0-	-0-	-0-	
	Supplemental Electric Heat in End Apts.	1460	44 units	5,000	-0-	-0-	-0-	

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Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP)
Part II: Supporting Pages

**U.S. Department of Housing
 and Urban Development**
 Office of Public and Indian Housing

OMBA approval No. 2577 -0157 (Exp. 7/31/98)

Development Number/Name HA -Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Ursula Park Townhouses Conn 7 -16	Resurface Parking Area and Sidewalks	1460		-0-	-0-	-0-	-0-	

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Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP)
Part II: Supporting Pages

**U.S. Department of Housing
 and Urban Development**
 Office of Public and Indian Housing

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

Development Number/Name HA -Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
Conn. Commons/ Sheriden Mews Conn.7 -17	Replace Fencing	1460		1.00	-0-	-0-	-0-	
	Replace Entrance Platforms	1460		1.00	-0-	-0-	-0-	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP)
Part II: Supporting Pages

**U.S. Department of Housing
 and Urban Development**
 Office of Public and Indian Housing

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

Development Number/Name HA -Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
Scattered Sites Conn. 7 -18	Boiler Replacement	1460		1.00	-0-	-0-	-0-	

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Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP)
Part II: Supporting Pages

**U.S. Department of Housing
 and Urban Development**
 Office of Public and Indian Housing

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

Development Number/Name HA -Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
PHAWIDE	Lead Paint Abatement	1460		60,546	52,603.98	52,603.98	52,603.98	Complete
	Relocation	1495.1		5,000	-0-	-0-	-0-	
	504 Compliance	1460		10,000	-0-	-0-	-0-	
	Administration	1410		117,598	117,598	117,598	117,598	Complete
	Sundry/Printing/Advertising	1410.19		-0-	-0-	-0-	-0-	
	Fees & Costs	1430		50,000	50,000	50,000	50,000	Complete
	Computer Equipment	1475		25,000	25,000	25,000	25,000.00	Complete
	Contingency	1502		-0-	-0-	-0-	-0-	
	Asbestos Abatement	1460		10,000	-0-	-0-	-0-	

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Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP)
Part II: Supporting Pages

**U.S. Department of Housing
 and Urban Development**
 Office of Public and Indian Housing

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHAWIDE - MANAGEMENT IMPROVEMENTS	Youth Camp Scholarships	1408		40,000	49,494.79	49,494.79	49,494.79	Complete
	Security for Elderly	1408		60,000	69,268.18	69,268.18	69,268.18	Complete
	Modernization Construction Specialist	1408		57,747.73	78,903.76	78,903.76	78,903.76	Complete
	Drug Elimination Liaison Officer	1408		22,232.47	17,448.27	17,448.27	17,448.27	Complete
	Case Management for Welfare to Work Initiative	1408		55,215.80	20,081.00	20,081.00	20,081.00	Complete

Signature of Executive Director and Date

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Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP)
Part III: Implementation Schedule

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Development Number/Name HA -Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates(2)
	Original	Revised(1)	Actual(2)	Original	Revised(1)	Actual(2)	
CONN7 -1	11/30/00	12/31/00	12/31/00	9/30/01	12/31/01	12/31/01	
CONN7 -2	11/30/00	12/31/00	12/31/00	9/30/01	12/31/01	12/31/01	
CONN7 -3	11/30/00	12/31/00	12/31/00	9/30/01	12/31/01	12/31/01	
CONN7 -4/8	11/30/00	12/31/00	12/31/00	9/30/01	12/31/01	12/31/01	
CONN7 -5	11/30/00	12/31/00	12/31/00	9/30/01	12/31/01	12/31/01	
CONN7 -7	11/30/00	12/31/00	12/31/00	9/30/01	12/31/01	12/31/01	
CONN7 -9	11/30/00	12/31/00	12/31/00	9/30/01	12/31/01	12/31/01	
CONN7 -11	11/30/00	12/31/00	12/31/00	9/30/01	12/31/01	12/31/01	
CONN7 -16	11/30/00	12/31/00	12/31/00	9/30/01	12/31/01	12/31/01	
CONN7 -17	11/30/00	12/31/00	12/31/00	9/30/01	12/31/01	12/31/01	
CONN7 -18	11/30/00	12/31/00	12/31/00	9/30/01	12/31/01	12/31/01	
PHAWIDE	11/30/00	12/31/00	12/31/00	9/30/01	12/31/01	12/31/01	
MANAGEMENT IMPROVEMENTS	3/30/00	3/30/00	3/30/00	9/30/01	12/31/01	12/31/01	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part I: Summary**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

HAName HOUSING AUTHORITY OF THE CITY OF STAMFORD	Comprehensive Grant Number CT26P007709	FFY of Grant Approval 1998
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Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement/Revision Number 2 Performance & Evaluation Report for Program Year Ending 12/31/2001
 Final Performance & Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non -CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	104,132	104,132	104,132	21,253.47
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (May not exceed 8% of line 19)				
19	Amount of Annual Grant (Sum of lines 2 - 18)	104,132	104,132	104,132	21,253.47
20	Amount of line 19 Related LBP Activities	104,132	104,132		
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director and Date
X

Signature of Public Housing Director/Office of Native American Programs Administrator and Date
X

1- To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2- To be completed for the Performance and Evaluation Report.

Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

and Urban Development
Office of Public and Indian Housing

Development Number/Name e HA -Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA	Lead Paint Abatement	1460		104,132	104,132	104,132	21,253.47	

Signature of Executive Director and Date

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Development Number/Name HA -Wide Activities	AllFundsObligated(QuarterEndingDate)			AllFundsExpended(QuarterEndingDate)			ReasonsforRevisedTargetDates(2)
	Original	Revised(1)	Actual(2)	Original	Revised(1)	Actual(2)	
PHAWIDE	3/30/00			6/30/01			

SignatureofExecutiveDirectorandDate

X

SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministratorandDate

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(1)TobecompletedforthePerformanc eandEvaluationReportoraRevisedAnnualStatement.
(2)TobecompletedforthePerformanceandEvaluationReport.

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part I: Summary**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

HA Name HOUSING AUTHORITY OF THE CITY OF STAMFORD	Comprehensive Grant Number CT26P007710	FFY of Grant Approval 1999
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Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement/Revision Number 3 Performance & Evaluation Report for Program Year Ending 12/31/2001 Final Performance & Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements	230,248	230,248	230,248	87,935.87
4	1410 Administration	115,124	115,124	115,124	115,090.80
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,000	75,000	75,000	33,890.21
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	614,866	679,866	679,866	342,876.04
11	1465.1 Dwelling Equipment - Nonexpendable	36,000	36,000	36,000	34,543.41
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	10,000	10,000	10,000	6,055
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs	20,000	5,000	5,000	-0-
17	1498 Mod Used for Development				
18	1502 Contingency (May not exceed 8% of line 19)	50,000	-0-	-0-	-0-
19	Amount of Annual Grant (Sum of lines 2-18)	1,151,238	1,151,238	1,151,238	620,391.33
20	Amount of line 19 Related LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security	50,000			
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director and Date

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Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Part II: Supporting Pages

Development Number/Name HA -Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Southfield Village Conn 7-1	Underground Utility	1450		1.00	-0-			
	Ground Contamination	1450		1.00	-0-			

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Annual Statement/Performance and Evaluation

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

Comprehensive Grant Program (CGP) **Part II: Supporting**

Pages

Development Number/Name HA -Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
Southfield Village North Conn 7-2	Underground Utility	1450		1.00	-0-			
	Ground Contamination	1450		1.00	-0-			

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Annual Statement/Performance and Evaluation

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

Comprehensive Grant Program (CGP)

Part II: Supporting Pages

Development Number/Name	General Description of Major	Development	Quantity	Total Estimated Cost	Total Actual Cost	Status of Proposed
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Number/Name HA -Wide Activities	WorkCategories	AccountNumber		Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	Work(2)
Fairfield CourtConn 7-3	KitchenReplacement --(Continue)	1460		1.00	1.00	1.00		
	Stoves&Refrigerators --(Continue)	1465.1		1.00	-0-	-0-		
	BathroomReplacement --(Continue)	1460		1.00	1.00	1.00		
	WindowReplacement --(Continue)	1460		1.00	1.00	1.00		
	RoofReplacement(Continue)	1460		-0-	-0-	-0-		
	InteriorDoorReplacement(Continue)	1460		1.00	1.00	1.00		
	ReplaceApartmentWiringandSmoke Detectors--(Continue)	1460		1.00	1.00	1.00		
	NewPlayground	1460		4,278.26	27,278.26	27,278.26	4,278.26	InProgress
	ReplaceInteriorPlumbing --(Continue)	1460		1.00	1.00	1.00		
	ReplaceBoilerSections	1460		-0-	45,721.74	45,721.74	45,721.74	Complete

SignatureofExecutiveDirectorandDate

SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministratorandDate

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Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP)
Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

Development Number/Name HA -Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
Stamford Manor Conn 7 -4/8	Kitchen Replacement --(Continue)	1460	10 units	13,000	2,848.26	2,848.26	-0-	Complete
	Stoves & Refrigerators --(Continue)	14 65.1		1.00	31,514.00	31,514.00	31,514.00	
	Centralized Lobby Entrance w/Video Security Camera --(Continue)	1460		1.00	1.00	1.00		
	New Apartment Entry Access System --(Continue)	1460		1.00	1.00	1.00		
	Bathroom Replacement	1460		1.00	1.00	1.00		
	Replace Shower Heads And Valves (Continue)	1460		1.00	1.00	1.00		
	Plumbing Upgrade --(Continue)	1460		1.00	1.00	1.00		
	New Window Bars	1460	1st Floor	20,000	20,000	20,000		
Replace Heating Boiler	1460		235,000	244,600	244,600	244,600	In Progress	

Signature of Executive Director and Date

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Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP)
Part II: Supporting Pages

**U.S. Department of Housing
 and Urban Development**
 Office of Public and Indian Housing

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

Development Number/Name HA -Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
Quintard Manor Conn 7-5	Kitchen Replacement --(Continue)	1460	30 units	35,000	35,000	35,000		
	Stoves & Refrigerators --(Continue)	1465.1	30 units	18,000	-0-	-0-		
	Repair, Waterproof & Seal Building Exterior --(Continue)	1460		40,000	40,000	40,000		
	Replace Bathrooms --(Begin)	1460		1.00	1.00	1.00		
	Replace Community Room Kitchen	14 60		5,000	5,000	5,000		

Signature of Executive Director and Date

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Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP)
Part II: Supporting Pages

**U.S. Department of Housing
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 Office of Public and Indian Housing

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

Development Number/Name HA -Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
Lawn Ave. Townhouses Conn 7 -7	Install Retaining Wall --(Continue)	1460		1.00	1.00	1.00		
	Replace Underground Heating Line --(Continue)	1460		1.00	1.00	1.00		
	Change Concrete Entrance	1460		1.00	1.00	1.00		

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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X

(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement.
 (2) To be completed for the Performance and Evaluation Report.

Annual State ment/PerformanceandEvaluation
 ComprehensiveGrantProgram(CGP)
PartII:SupportingPages

**U.S.DepartmentofHousing
 andUrbanDevelopment**
 OfficeofPublic andIndianHousing

OMBApprovalNo.2577 -0157(Exp.7/31/98)

Development Number/Name HA -Wide Activities	GeneralDescriptionofMajor WorkCategories	Development AccountNumber	Quantity	TotalEstimatedCost		TotalActualCost		StatusofPropo sed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
Connecticut Ave.Conn 7-9	BoilerReplacement --(Continue)	1460		1.00	1.00	1.00		
	InsulateCrawlspace --(Continue)	1460		1.00	1.00	1.00		
	ReplaceRoof --(Continue)	1460		1.00	1.00	1.00		

SignatureofExecutiveDirectorandDate

SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministratorandDate

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(1)TobecompletedforPerformanceandEvaluationReportoraRevisedAnnualStatement
 (2)TobecompletedforthePerformanceandEvaluationReport.

AnnualStatement/PerformanceandEvaluation
 ComprehensiveGrantProgram(CGP)
PartII:SupportingPages

**U.S.DepartmentofHousing
 andUrbanDevelopment**
 OfficeofPublicandIndianHousing

OMBApprovalNo.2577 -0157(Exp.7/31/98)

Development Number/Name	GeneralDescriptionofMajor	Development	Quantity	TotalEstimatedCost	TotalActualCost	StatusofProposed
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Number/Name HA -Wide Activities	WorkCategories	AccountNumber		Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	Work(2)
Clinton ManorConn 7-11	RoofReplacement --(Continue)	1460		25,000	25,000	25,000	-0-	
	WindowReplacement --(Continue)	1460		1.00	1.00	1.00		
	KitchenReplacement --(Continue)	1460	30units	35,000	103,537.74	103,537.74	-0-	
	Stoves&Refrigerators --(Continue)	1465.1	30units	18,000	4,486	4,486	3,029.41	
	RefaceBuildingExterior --(Continue)	1460		130,856	130,856	130,856	48,276.04	
	ReplaceToilets --(Continue)	1460		1.00	1.00	1.00		

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Page __ of __

Facsimile of form HUD

-52837(10/96)ref Handbook 7485.3

Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP)
Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

Development Number/Name HA -Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
Ursula Park Townhouses Conn 7 -16	Resurface Parking Area and Sidewalks--(Continue)	1460		1.00	1.00	1.00		
	Paint Wood Fences	1460		1.00	1.00	1.00		

Signature of Executive Director and Date

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Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP)
Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

Development Number/Name HA -Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
Conn. Commons/ Sheriden Mews	Replace Fencing	1460		1.00	1.00	1.00		

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Page __ of __

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Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP)
Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

Development Number/Name HA -Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
Scattered Sites Conn7 -18	Boiler Replacement --(Continue)	1460		1.00	1.00	1.00		

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Page __ of __

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Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP)
Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

Development Number/Name HA -Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
PHAWIDE	Relocation	1495.1		20,000	5,000	5,000	415	

Administration	1410	110,124	114,971.60	114,971.60	114,938.40
Sundry/Printing/Advertising	1410.19	5,000	152.40	152.40	152.40
Fees&Costs	1430	75,000	75,000	75,000	33,890.21
ComputerEquipment	1475	10,000	10,000	10,000	6,055
Contingency	1502	50,000	-0-	-0-	-0-

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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(2) To be completed for the Performance and Evaluation Report.

**Annual State ment/Performance and Evaluation
Comprehensive Grant Program (CGP)
Part II: Supporting Pages**

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577 -0157 (Exp .7/31/98)

Development Number/Name HA -Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
PHAWIDE - MANAGE- MENT IMPROVEM ENTS	Youth Camp Scholarships	1408		36,000	36,000	36,000	2,300	
	Security for Elderly	1408		70,000	50,000	50,000	16,271.40	

ModernizationConstructionSpecialist	1408		36,540	43,223.69	43,223.69	43,223.69	Complete
DrugEliminationLiasonOfficer	1408		17,708	16,875.20	16,875.20	16,875.20	Complete
CaseManagementforWelfaretoWork Initiative	1408		70,000	64,149.11	64,149.11	-0-	
ComputerSoftware	1408		20,000	20,000	20,000	9,265.58	

SignatureofExecutiveDirectorandDate

SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministratorandDate

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(1)TobecompletedforPerformanceandEvaluationReportora
(2)TobecompletedforthePerformanceandEvaluationReport.

Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP)
Part III: Implementation Schedule

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

Development Number/Name HA -Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CONN7 -1	3/30/01	3/30/01		6/30 /02	6/30/02		
CONN7-2	3/30/01	3/30/01		6/30/02	6/30/02		
CONN7 -3	3/30/01	3/30/01		6/30/02	6/30/02		
CONN7 -4/8	3/30/01	3/30/01		6/30/02	6/30/02		
CONN7 -5	3/30/01	3/30/01		6/30/02	6/30/02		
CONN7 -7	3/30/01	3/30/01		6/30/02	6/30/02		
CONN7 -9	3/30/01	3/30/01		6/30/02	6/30/02		
CONN7 -11	3/30/01	3/30/01		6/30/02	6/30/02		
PHAWIDE	3/30/01	3/30/01		6/30/02	6/30/02		
MNGMNT. IMPRVMNTS.	9/30/00	9/30/00		6/30/01	6/30/02		

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

X

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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: STAMFORD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/01 Final Performance and Evaluation Report

No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	157,626	157,626	157,626	40,000
3	1408 Management Improvements	157,626	157,626	157,626	-0-
4	1410 Administration	157,626	157,626	157,626	-0-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	90,000	90,000	90,000	90,000
8	1440 Site Acquisition				
9	1450 Site Improvement	5,033	5,033	-0-	-0-
10	1460 Dwelling Structures	801,355	851,354	644,747	10,364.60
11	1465.1 Dwelling Equipment—Nonexpendable	27,000	27,000	27,000	10,763.64
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	90,002	40,003	40,003	29,239
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	20,000	20,000	-0-	-0-
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	70,000	70,000	-0-	-0-
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,576,268	1,576,268	1,274,628	180,367.24
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: STAMFORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT 26P007-501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SOUTHFIELD VILLAGE CT 7-1	Underground Utility Ground Contamination	1450 1450		1.00 1.00	1.00 1.00			
SOUTHFIELD VILLAGE NORTH CT 7-2	Underground Utility Ground Contamination	1450 1450		1.00 1.00	1.00 1.00			
FAIRFIELD COURT CT 7-3	Kitchen & Bathroom Replacement Window Replacement Interior Door Replacement Interior Plumbing Unit Electrical Upgrade Roof Replacement Building Exterior Upgrade Install Tot Lot	1460 1460 1460 1460 1460 1460 1460 1475		1.00 1.00 1.00 1.00 45,750 130,000 1.00 40,000	1.00 1.00 1.00 1.00 45,750 130,000 1.00 40,000		45,750	
STAMFORD MANOR CT7-4/8	Bathroom Replacement Appliances	1460 1465		1.00 27,000	1.00 27,000		27,000	10,364.60

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: STAMFORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT 26P007-501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000		
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
STAMFORD	Plumbing Upgrade	1460		90,013	90,013			
MANOR CT7-4/8	Boiler Replacement	1460		49,997	49,997	49,997		
	DHW Upgrade	1475		1.00	1.00			
	Window Replacement	1460		1.00	1.00			
	Garbage Chute Door Replacement	1475		1.00	1.00			
QUINTARD	Bathroom Replacement	1460		11,574	11,574			
MANOR CT 7-5	Repoint & Seal Building Exterior	1460		19,000	19,000	19,000		
	Window Replacement	1460		1.00	1.00			
	Kitchen Replacement	1460		1.00	1.00			
	Elevator Upgrade	1475		1.00	1.00			
LAWN AVE.	Install Retaining Wall	1450		1.00	1.00			
TOWNHOUSES	Redesign Concrete Entrance	1460		15,000	15,000			
CT 7-7	Replace Underground Heat Distribution	1450		5027	5027			
	Boiler Replacement	1460		1.00	1.00			
	New Windows & Doors	1460		1.00	1.00			

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)						
Part II: Supporting Pages						
PHA Name: STAMFORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work

				Original	Revised	Funds Obligated	Funds Expended	
CONNECTICUT	Install Vinyl Siding	1460		1.00	1.00			
AVE. CT 7-9								
CLINTON	Window Replacement	1460		150,000	150,000	150,000		
MANOR	Reface Building Exterior	1460		280,000	280,000	280,000		
CT 7-11	Kitchen Replacement	1460		60,000	60,000	60,000		
	Toilet Replacement	1460		1.00	1.00			
	Boiler Replacement	1460		1.00	1.00			
	Sliding Door Replacement	1460		1.00	1.00			
URSULA PARK	Window Replacement	1460		1.00	1.00			
TOWNHOUSES	Install Vinyl Siding	1460		1.00	1.00			
CT 7-16	Fence Replacement	1450		1.00	1.00			
CONN. COMMS	Floor Tile Replacement	1460		1.00	1.00			
SHERIDEN								
MEWS CT 7-17								
SCTTD ST. 7-18	Install Vinyl Siding	1460		1.00	1.00			

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: STAMFORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: CT26P007-501-00 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CT 7-1	6/30/02	6/30/02		9/30/03	9/30/03		
CT 7-2	6/30/02	6/30/02		9/30/03	9/30/03		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: STAMFORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: CT26P007-501-00 Replacement Housing Factor No:					Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
CT 7-3	6/30/02	6/30/02		9/30/03	9/30/03			
CT 7-4/8	6/30/02	6/30/02		9/30/03	9/30/03			
CT 7-5	6/30/02	6/30/02		9/30/03	9/30/03			
CT 7-7	6/30/02	6/30/02		9/30/03	9/30/03			
CT 7-9	6/30/02	6/30/02		9/30/03	9/30/03			
CT 7-11	6//30/02	6/30/02		9/30/03	9/30/03			
CT 7-16		6/30/02		9/30/03	9/30/03			
CT 7-17, 7-		6/30/02	6/30/02		9/30/03	9/30/03		
PHA WIDE		6/30/02	6/30/02		9/30/03	9/30/03		
18	6/30/02							

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: STAMFORD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: CT 26 P007-501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/01
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	155,083	155,083	155,083	
3	1408 Management Improvements	155,083	155,083	155,083	
4	1410 Administration	155,083	155,083	155,083	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	90,000	90,000	90,000	17,895
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	745,590	745,590	367,200	
11	1465.1 Dwelling Equipment—Nonexpendable	20,000	20,000	20,000	
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	140,000	140,000	-0-	
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	20,000	20,000	-0-	
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	70,000	70,000	-0-	
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,550,839	1,550,839	942,449	17,895
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: STAMFORD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: CT 26 P007-501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/01
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: STAMFORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT 26P007-501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SOUTHFIELD VILLAGE CT 7-1	Underground Utility Ground Contamination	1450		0.00	-0-			
SOUTHFIELD VILLAGE NORTH CT 7-2	Underground Utility Ground Contamination	1450		0.00	-0-			
FAIRFIELD COURT CT 7-3	Kitchen & Bathroom Replacement Window Replacement Main Entrance Door Replacement	1460		0.00	-0-			
	Interior Plumbing	1460		0.00	-0-			
	Unit Electrical Upgrade	1460		45,000	45,000	45,000		
	Roof Replacement	1460		0.00	-0-			
	Compactor Replacement	1460		0.00	-0-			
	Install Tot Lot	1475		0.00	-0-			
STAMFORD MANOR CT7-4/8	Bathroom Replacement Appliances	1460		0.00				
		1465		20,000	20,000	20,000		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Stamford Manor	Plumbing Upgrade	1460		0	-0-			
CT 7-4/8	Begin Electric Hot Water Heater	1460		0	-0-			
	Hot Water Boiler & tank	1460		0	-0-			
	Compactor Replacement	1460		20,000	20,000			
	New Kitchens	1460		120,000	120,000			
	Sprinkler Couplings	1460		25,000	25,000			
Quintard Manor	Bathroom Replacement	1460		0	-0-			
	Repoint & Seal Building Exterior	1460		0	-0-			
	Compactor Replacement	1460		10,000	10,000			
	Kitchen Replacement	1460		20,000	20,000	20,000		
	Elevator Upgrade	1460		0	-0-			
Lawn Avenue.	New Kitchen	1460		0	-0-			
Twhs. CT 7-7	Bathroom-Plumbing Upgrade	1460		0	-0-			
	Replace Underground Heat Distrib.	1450		0	-0-			
	New Boiler Replacement	1450		0	-0-			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-01 Replacement Housing Factor Grant No:				Federal FY of Grant : 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Conn. Ave. CT 7-9	Boiler Replacement	1460		20,000	20,000			
Clinton Manor CT 7-11	Replace Roof	1460		20,000	20,000	20,000		
	Reface Building Exterior	1460		212,200	212,200	212,200		
	Kitchen Replacement	1460		50,000	50,000	50,000		
	Compactor Replacement	1460		15,000	15,000			
	Bathroom Replacement	1460		0	-0-			
	Boiler Replacement	1460		0	-0-			
	Elevator Doors & Jambs	1460		87,500	87,500			
Ursula Park Twns. CT 7-16	New Windows	1460		0	-0-			
	New Kitchens	1460		10,890	10,890			
Conn. Commons Sheriden Mews CT7-17	New Fence	1460		0	-0-			
Scattered Sites CT 7-18	Install Vinyl Siding	1460		0	-0-			
	Roof Replacement	1460		0	-0-			
	Boiler Replacement	1460		0	-0-			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD			Grant Type and Number Capital Fund Program No: CT 26-P007-501-01 Replacement Housing Factor No:				Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CT 7-1	6/30/03	6/30/03		6/30/04	6/30/04		
CT 7-2	6/30/03	6/30/03		6/30/04	6/30/04		
CT 7-3	6/30/03	6/30/03		6/30/04	6/30/04		
CT 7-4/8	6/30/03	6/30/03		6/30/04	6/30/04		
CT 7-5	6/30/03	6/30/03		6/30/04	6/30/04		
CT 7-7	6/30/03	6/30/03		6/30/04	6/30/04		
CT 7-9	6/30/03	6/30/03		6/30/04	6/30/04		
CT 7-11	6/30/03	6/30/03		6/30/04	6/30/04		
CT 7-16	6/30/03	6/30/03		6/30/04	6/30/04		
CT 7-17	6/30/03	6/30/03		6/30/04	6/30/04		
CT 7-18	6/30/03	6/30/03		6/30/04	6/30/04		
PHA Wide	6/30/03	6/30/03		6/30/04	6/30/04		

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHAName		HousingAuthorityoftheCityofStamford			<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:	
Development Number/Name /HA-Wide	Year1	WorkStatementforYear2 FFYGrant:2003 PHAFY:	WorkStatementforYear3 FFYGrant:2004 PHAFY:	WorkStatementforYear4 FFYGrant:2005 PHAFY:	WorkStatementforYear5 FFYGrant:2006 PHAFY:	
	Annual Statement					
Southfield Village CT7 -1		-0-	-0-	-0-	-0-	
Southfield Village NorthCT7 -2		-0-	-0-	-0-	-0-	
FairfieldCourt CT7 -3		135,000	195,000	100,000	-0-	
Stamford Manor CT7 -4/8		55,000	35,000	110,000	100,000	

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHAName		HousingAuthorityoftheCityofStamford		<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:	
Development Number/Name /HA-Wide	Year1	WorkStatementforYear2 FFYGrant:2003 PHAFY:	WorkStatementforYear3 FFYGrant:2004 PHAFY:	WorkStatementfor Year4 FFYGrant:2005 PHAFY:	WorkStatementforYear5 FFYGrant:2006 PHAFY:
	Annual Statement				
Quintard Manor		100,000	55,000	-0-	50,000
CT7 -5					
LawnAve.		15,000	15,000	25,000	30,000
Tnhs.CT7 -7					
Conn.Ave.		10,000	-0-	30,000	-0-
CT7 -9					
ClintonManor		260,000	250,000	250,000	450,000
CT7 -11					

Capital Fund Program Five - Year Action Plan

Part I: Summary

PHAName		Housing Authority of the City of Stamford		<input checked="" type="checkbox"/> Original 5 - Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHAFY:	Work Statement for Year 3 FFY Grant: 2004 PHAFY:	Work Statement for Year 4 FFY Grant: 2005 PHAFY:	Work Statement for Year 5 FFY Grant: 2006 PHAFY:
	Annual Statement				
Ursula Park Tnhs. CT7 -16		45,000	20,000	80,000	5,000
Conn. Common/Sheriden Mew CT7-17		-0-	-0-	-0-	20,000
Scattered Sites CT7 -18		-0-	20,000	20,000	-0-
Non-dwelling Equip. HAWide		130,507	150,507	125,507	85,507
Fees & Costs		620,332	620,332	620,332	620,332
Relocation/Contingency		90,000	100,000	100,000	100,000
CFP Funds listed for 5 year planning		20,000/70,000	20,000/70,000	20,000/70,000	20,000/70,000
		1,550,839	1,550,839	1,550,839	1,550,839

Capital Fund Program Five - Year Action Plan
Part II: Supporting Pages — Work Activities

Activities for Year 1	Activities for Year: <u>2</u> ___ FFY Grant: 2003 PHAFY:			Activities for Year: <u>3</u> ___ FFY Grant: 2004 PHAFY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	Southfield Village	Underground Utility	-0-	Southfield Village	Underground Utility	-0-
Annual	CT7 -1	Ground Contamination	-0-	CT7 -1	Ground Contamination	-0-
Statement						
	Southfield Village North	Underground Utility	-0-	Southfield Village North	Underground Utility	-0-
	CT7 -2	Ground Contamination	-0-	CT7 -2	Ground Contamination	-0-
	Fairfield Court	Kitchen & Bath Replcm	-0-	Fairfield Court	Kitchen & Bath Replcm	-0-
	CT7 -3	Window Replacement	10,000	CT7 -3	Window Replacement	-0-
		Hot Water Tank Replcm	-0-		Interior Plumbing	-0-
		Unit Electrical Upgrade	25,000		Unit Electrical Upgrade	25,000
		Roof Replacement	50,000		Roof Replacement	70,000
		Building Exterior Upgrd	-0-		Compactor Replacement	50,000
		Underground Utility	-0-		Building Exterior Upgrd	50,000
					New Gutters & Leaders	
	Stamford Manor	Bathroom Replcmnt	-0-	Stamford Manor	Bathroom Replcmnt	-0-
	CT7 -4/8	Paint Aptmnts	40,000	CT7 -4/8	Plumbing Upgrd	10,000
		Plumbing Upgrade	-0-		Electric Water Heater	5,000
		Electric Water Htr	-0-		Flex-wall on walls	20,000
		Compactor Replcmnt	15,000			
	Quintard Manor	Bathroom Replcmnt	-0-	Quintard Manor	Bathroom Replacement	10,000
	CT7 -5	Elevator Upgrade	100,000	CT7 -5	New Corridor Carpet	25,000
		Total CFPE Estimated Cost	\$			\$

Capital Fund Program Five - Year Action Plan
Part II: Supporting Pages — Work Activities

Activities for Year 1	Activities for Year: <u> 2 </u> FFY Grant: 2003 PHAFY :			Activities for Year: <u> 3 </u> FFY Grant: 2004 PHAFY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	Quintard Manor (Cont.)	Compactor Replacement	-0-	Quintard Manor (Cont.)	Compactor Replacement	-0-
Annual	CT7 -5			CT7 -5	Elevator Upgrade	20,000
Statement						
	Lawn Ave Tnhs.	New Kitchens(5)	15,000	Lawn Ave. Tnhs	New Kitchens(5)	15,000
	CT7 -7	Bathroom-Plmbng Upgd	-0-	CT7 -7	Bathroom-Plmbg	-0-
		Rplc. Undgrnd Ht Line	-0-		Replc Undrgnd Lines	-0-
		Boiler Replcmnt	-0-			
	Conn. Ave.	Boiler Replcmnt	-0-	Conn. Ave.	Boiler Replcmnt	-0-
	CT7 -9	Roof Replcmnt	10,000	CT7 -9		
	Clinton Manor	Reface Building Exter.	-0-	Clinton Manor	Reface Building Exter.	250,000
	CT7 -11	Window Replacement	200,000	CT7 -11	Bathroom Replacement	-0-
		Compactor Replacement	10,000		Boiler Replacement	-0-
		Bathroom Replacement	-0-			
		Boiler Replacement	-0-			
		Elevator Doors & Jams	50,000			
	Ursula Park Tnhs.	New Windows	40,000	Ursula Park Tnhs.	New Kitchens	20,000
	CT7 -16	New Kitchen	-0-	CT7 -16		
		New ACS Sleeves	5,000			
		Total CFPE Estimated Cost	\$			\$

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activities for Year1	ActivitiesforYear: __2__ FFYGrant:2003 PHAFY:			ActivitiesforYear: _3__ FFYGrant:2004 PHAFY:		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	Estimated Cost
See Annual Statement	Conn.Commons/ SheridenMewsCT 7-17	NewFence	-0-	Conn.Commons/ SheridenMewsCT7 -17	NewFence	-0-
	ScatteredSites CT7 -18	InstallVinylSiding RoofReplacement BoilerReplacement	-0- -0- -0-	ScatteredSites CT7 -18	InstallVinylSiding RoofReplacement BoilerReplacement	10,000 -0- 10,000
	TotalConstruction Cost		620,000	TotalConstructionCost		590,000
	Operations Management Improvmt Administration Fees&Costs Non-dwelling Equipmt Relocation Contingency		155,083 310,166 155,083 90,000 130,507 20,000 70,000	Operations ManagementImprovmt Administration Fees&Costs Non-dwellingEquipmnt Relocation Contingency		155,083 310,166 155,083 100,000 150,507 20,000 70,000
	TotalCFPEstimatedCost		\$1,550,839			\$1,550,839

Capital Fund Program Five - Year Action Plan
Part II: Supporting Pages — Work Activities

Activities for Year: _ 4 _ FFY Grant: 2005 PHAFY:			Activities for Year: _ 5 _ FFY Grant: 2006 PHAFY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Southfield Village	Underground Utilities	-0-	Southfield Village	Underground Utilities	-0-
CT7 -1	Ground Contamination	-0-	CT7 -1	Ground Contamination	-0-
Southfield Village North	Underground Utilities	-0-	Southfield Village North	Underground Utilities	-0-
CT7 -2	Ground Contamination	-0-	CT7 -2	Ground Contamination	-0-
Fairfield Court	Kitchen & Bath Replcm	-0-	Fairfield Court	Interior Plumbing	-0-
CT7 -3	Window Replacement	-0-	CT7 -3	Unit Electrical Upgd	-0-
	Interior Plumbing	-0-		Roof Replacement	-0-
	Unit Electrical Upgrd	-0-			
	Roof Replacement	-0-			
	Compactor Replacement	60,000			
	New Gutters & Leaders	40,000			
Stamford Manor	Bathroom Replacement	-0-	Stamford Manor	Bathroom Replacement	30,000
CT7 -4/8	Plumbing Upgrade	20,000	CT7 -4/8	Plumbing Upgrade	-0-
	Electric Water Heater	-0-		Electric Water Heater	20,000
	Flexi-Wall in Apts.	40,000		Begin Roof Replacmnt	10,000
	Begin Window Replcmt	40,000		Flexi-Wall in Apts.	40,000
Total CFPEstimatedCost		\$			\$

**Capital Fund Program Five -Year Action Plan
Part II: Supporting Pages — Work Activities**

Activities for Year: <u> 4 </u> FFY Grant: 2005 PHAFY:			Activities for Year: <u> 5 </u> FFY Grant: 2006 PHAFY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Quintard Manor	Bathroom Replacement	-0-	Quintard Manor	Bathroom Replacement	-0-
CT7 -5	Compactor Replacement	-0-	CT7 -5	Window Replacement	50,000
Lawn Ave Twnhs.	New Kitchens(5)	15,000	Lawn Ave. Twnhs.	Bathroom-Plmbg Upgrd	30,000
CT7 -7	Bathroom-Plmbg Upgrd	10,000	CT7 -7	Replace Undergrnd Lines	-0-
	Replace Undergrnd Line	-0-			
Conn. Ave.	Boiler Replacement	-0-	Conn. Ave.	Boiler Replacement	-0-
CT7 -9	Install Vinyl Siding	20,000	CT7 -9	New Kitchen	-0-
	Replace Windows	10,000			
Clinton Manor	Reface Bldg Exterior	100,000	Clinton Manor	Reface Bldg Exterior	100,000
CT7 -11	Curtain Wall & Windws	150,000	CT7 -11	Boiler Replacement	100,000
	Sliding Door Replcmnt	-0-		Sliding Door Replcmnt	250,000
	Bathroom Replcmnt	-0-			
	Boiler Replcmnt	-0-			
Ursula Park Twnhs	Windows/Vinyl Sidng	40,000	Ursula Twnhs.	New Kitchens	5,000
CT7 -11	New Kitchens	40,000	CT7 -11		
Total CFPEstimatedCost		\$			\$

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Capital Fund Program Grant No: CT26 -P007-501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFPFunds				
2	1406 Operations	155,083			
3	1408 Management Improvements	310,166			
4	1410 Administration	155,083			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	190,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	479,000			
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	171,507			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	20,000			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	70,000			
21	Amount of Annual Grant: (sum of lines 2 - 20)	1,550,839			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT26 -P007-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Southfield Village CT7 -1	Underground Utility Ground Contamination	1450 1450		0 0				
Southfield Village North CT7 -2	Underground Utility Ground Contamination	1450 1450		0 0				
Fairfield Court CT7 -3	Kitchen & Bathroom Replc. Window Replacement	1460 1460		0 5,000				
	Main Entrance Door Replacement	1460		10,000				
	Interior Plumbing	1460		0				
	Unit Electrical Upgrade	1460		25,000				
	Roof Replacement	1460		20,000				
	Hot Water Tank Replacement	1460		0				
Stamford Manor CT7 -4/8	Bathroom Replacement -3Tubs Paint Apartment	1460 1460		10,000 0				
	Plumbing Upgrade	1460		0				
	Begin-Electric Water Heaters	1460		0				
	Begin-Install ACS Sleeves	1460		25,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT26 -P007-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Stamford Manor	Compactor Replacement	1460		0				
CT7 -4/8	New Kitchens	1460		0				
(cont.)	Sprinkler Couplings	1460		10,000				
Quintard Manor	Bathroom Replacement	1460		0				
CT7 -5	Paint Apartments	1460		0				
	Compactor Replacement	1460		0				
	Elevator Upgrade	1460		0				
Lawn Ave.	New Kitchens (5)	1460		0				
Twnhs. CT7 -7	Bathrooms-Plumbing Upgrade	1460		0				
	Replace Undergnd Heat Lines	1460		0				
	ACSleeves (20)	1460		12,000				
	New Water Heater	1460		10,000				
Conn. Ave.	Replace Boiler & Tank	1460		30,000				
CT7 -9	Begin-Roof Replacement	1460		0				
	Install ACSleeves (12)	1460		8,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT26 -P007-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Clinton Manor CT7 -11	Main Entrance and Waiting Area	1460		50,000				
	Reface Building Exterior	1460		0				
	ACS sleeves (44)	1460		24,000				
	Compactor Replacement	1460		0				
	Bathroom Replacement	1460		0				
	Boiler Replacement	1460		0				
	Elevator Doors & Jambs	1460		115,000				
	New Generator	1460		15,000				
Ursula Park Twnhs. CT7 -16	ACS sleeves	1460		25,000				
	New Kitchens	1460		0				
	Replace Boilers	1460		75,000				
Conn. Commons/ Sheriden Mews 7-17	New Fence	1460		0				
Scattered Sites 7-18	Install Vinyl Siding	1460		0				
	Roof Replacement	1460		5,000				
	Boiler Replacement	1460		5,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: Housing Authority of the City of Stamford	Grant Type and Number Capital Fund Program No: C T26P007 -501-02 Replacement Housing Factor No:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CT7 -1	12/31/03			6/30/05			
CT7 -2	12/31/03			6/30/05			
CT7 -3	12/31/03			6/30/05			
CT7 -4/8	12/31/03			6/30/05			
CT7 -5	12/31/03			6/30/05			
CT7 -7	12/31/03			6/30/05			
CT7 -9	12/31/03			6/30/05			
CT7 -11	12/31/03			6/30/05			
CT7 -16	12/31/03			6/30/05			
CT7 -17	12/31/03			6/30/05			
CT7 -18	12/31/03			6/30/05			
HAWIDE	12/31/03			6/30/05			

Statement of Progress Meeting 5-Year Plan Mission & Goals

During the past year the Housing Authority of the City of Stamford continued to make progress in its programs and activities.

Under the direction of the new Executive Director, the Authority in concert with a coalition of community groups that included union and church leaders helped the City Council to approve a local ordinance concerning the one-for-one replacement of assisted units in Stamford. The intent of the ordinance was to prevent to the loss of affordable units in a community in need of a significant increase in the supply of units affordable to those at or below 80% of median income.

During this past year, the Authority has been working on implementing major policy changes including site-based waiting lists for its federal elderly developments. Efforts at the development level to finalize the SHA's pet policies for each development have continued with full resident input. Each development is allowed several choices within a standard policy framework and the diversity of resident opinion has provided all an education in public process. The Authority anticipates that all developments will finalize their policies within the current plan year.

The Authority has continued its redevelopment efforts at Southfield Village, a HOPEVI revitalization site, and initiated Phase I of the redevelopment plan.

The Authority has completed a set of physical assessments of its federal portfolio to determine their five-year and twenty-year modernization requirements. This information, which shows a major shortfall between development need and federal funding, is being used to develop strategies for the long-term upkeep of these developments, which are subject to the City's one-for-one replacement ordinance.

The Authority continues to actively engage the residents of its second largest federal family development, Fairfield Court, in discussions concerning the possible redevelopment of the site. These discussions are made even more necessary in light of the level of modernization funding.

Without actions to leverage or otherwise secure additional modernization funding, the future of federal public housing in Stamford remains an enigma. As it has over the last several years, the Authority intends to work with the residents to educate them on the implications and to work towards a mutual solution to the problem.

In terms of the Section 8 Program, a valuable but difficult resource to use in Stamford with its high rent, the Authority is taking active steps to increase local utilization of the Program.

These steps include: a) addition of an Inspector whose major task is to respond to requests for lease approval and to work with landlords to assure HQS compliance; b) hiring of a local real estate agent to assist households in housing search; and c) efforts to obtain permission to set a payment standard at 120% of FMR.

There are many other initiative and activities that have been accomplished during the year ending 6/02. These include;

- The re-opening of the Section 8 Waiting List;
- The start of a redesign process for the lower level of the main office to promote better customer service;
- The start of a process for a major upgrade to the Authority's MIS;
- The hiring of a Resident Service Coordinator;
- Implementation of Financial Literacy Program funding by Fleet Bank to teach residents about money management;
- Implementation of electronic payments system (ACH) for Section 8 HAP transfer to landlords;

- Approval of an Addendum to the Section 8 Administrative Plan concerning Project-based Vouchers;
- Purchase of a 15 person bus to facilitate resident access to programs at different SHA locations;
- Approval by HUD of a Section 8 Project-based Voucher Program;
- Ongoing effort to address lead paint abatement requirements that meet not only federal but State and City requirements;
- Approval of the HOPEVI Home-ownership program design;
- Receipt of a Ross Grant for Southfield Village/Southwood Square for vocational training & counseling;
- Receipt of a 153 new Section 8 Vouchers; and
- Coordination with the City on a Homebuyer Program for which some SHA program participants are eligible.

This year coming brings it own continuing set of challenges. The Authority intend to approach HUD with other strategies to make the Section 8 Program work more effectively including:

- Using payment standards in certain census tracts that exceed 120% of the FMR;
- Focusing more on issues related to household displacement due to high rents through lease-up in place preference for the Section 8 Program;
- Modifying current operating procedures to support implementation of the new MIS; and
- Continuing to change standard operating procedures to promote customer service.

And, as always, the Authority will continue to assess its administrative systems and practices in light of changing resource levels, federal policy priorities and changing local priorities.

Statement Concerning Issues Identified through RASS

As part of the RASS, the categories of Security and Communications showed scores that required an Action Plan by the Housing Authority of the City of Stamford.

It was evident from the site specific data that these issues were most salient for the two HACS family developments especially the portion of the Southfield Village/Southwood Square HOPEVI redevelopment that consists of the older, yet to be redeveloped units.

The issue of security is especially important given the termination of the Public Housing Drug Elimination Program (PHDEP), which has provided specific resources to target crime and security in public housing. To the extent that any of the initiatives supported by PHDEP remain, they will have to be supported out of the program's operating program.

To assist the Authority in determining the most cost effective manner to target its remaining PHDEP funds and to determine how future operating funds could be best harnessed, the Authority will be engaging residents in a planning process. This process will be facilitated by the use of an independent consultant with an expertise in public housing security. Management improvement funds have been budgeted to fund this activity.

The issue of communication is both related to the issue of security and to the larger issue of customer service.

Even prior to the current RASS, the Authority has identified the need for a series of activities to improve customer service. These include:

- Redesign of the first floor and waiting area to promote more efficient interactions between staff and program participants & applicants.
- A telephone system upgrade.
- A review of existing policies and procedures to identify options for simplification and/or clarification.
- Development of public information materials and marketing brochures.

We anticipate that over the next twelve to twenty-four months that these activities plus others will help to perforate the perceived barrier to communication between the Authority and its clientele base.