

PHA Plans

5 Year Plan for Fiscal Years 2003 - 2008

Annual Plan for Fiscal Year 2003

Version 6

June 1, 2004

Housing Authority of the City of Bridgeport – CT001

**PHA Plan
Agency Identification**

PHA Name: City of Bridgeport Housing Authority

PHA Number: CT001

PHA Fiscal Year Beginning: 10/2003

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 – 150 Highland Avenue, Bridgeport, CT between the hours of 9 AM and 4 PM
- 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– 150 Highland Avenue, Bridgeport, CT between the hours of 9 AM and 4 PM
- 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 – 150 Highland Avenue, Bridgeport, CT between the hours of 9 AM and 4 PM
- PHA development management offices
- Other (list below)
Listed above

5-YEAR PLAN
PHA FISCAL YEARS 2003 - 2008
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

The Bridgeport Housing Authority is committed to providing quality, affordable housing and services in an efficient effective and creative manner. We will serve our residents by providing affordable housing opportunities in a safe environment; revitalizing and maintaining neighborhoods; and forming effective partnerships to maximize social and economic opportunities. This mission shall be accomplished by a fiscally responsible, ethical, and professional organization committed to excellence in public service.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments for various housing options
 - Other (list below)
- ⊙ Sustain the occupancy rate of 94% by October 1, 2004
 - ⊙ Achieve and sustain the occupancy rate of 97% by October 1, 2005
 - ⊙ Achieve a significant reduction in our vacant unit turn-around time from its current average of 155 days to 70 days by October 2004; 35 days by October 2005; less than 30 days by October 2006.
 - ⊙ Actively advertise its public housing program
 - ⊙ Close public housing wait list so we may respond to 1600 current applicants on our list
 - ⊙ Re-introduce 20 units per year through the Pequonnock Apartments Settlement Agreement as scattered site housing. 100 units after five years.

- ⊙ Continue current course of action in the Father Panik Housing Replacement Plan
- ⊙ Update Section 8 wait list with new applicants
- ⊙ Apply for Section 811 Supportive Living Services for Disabled Families

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score): The BHA shall be recognized as a high performer by October 1, 2008.
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction by conducting customer service training with entire staff
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units as needed:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing – by continuing to fulfill the Father Panik replacement housing quotas
- Provide replacement vouchers:
- Other: (list below)
- ⊙ Implement Strategic Plan
- ⊙ Strictly enforce the Admissions and Occupancy Policy; revise accordingly as the policy is revised to fit the needs of the community
- ⊙ Implement any updates to the Section 8 Administrative Plan accordingly
- ⊙ Increase effectiveness of unit inspections using PHAS standards
- ⊙ Ensure timely Housing Quality Standards Enforcement inspections
- ⊙ Continue Section 8 automated waiting list system
- ⊙ Advertise in different mediums to attract landlords in non-impacted areas
- ⊙ Link with non-profit developers and various financing institutions to provide affordable housing opportunities as per CT Project Based Section 8 Collaborative

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling as per Pequonnock Apartment Settlement Agreement
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program
- Implement public housing or other homeownership programs
- Implement public housing site-based waiting lists for scattered site developments:
- Convert public housing to vouchers
- Other: (list below)
- ⊙ Adapt BHA's current housing stock and program resources to more closely meet the housing needs and markets identified in our needs assessment.
- ⊙ Explore possible renovation, retrofitting, or conversion of existing and/or underutilized housing stock to support assisted living activities for frail elderly and people with disabilities.

- ⊙ Complete construction of single family homes at Pembroke II under the Section 32 homeownership program by March 2004.
- ⊙ Utilize the vacant parcel at Marina Apartments a.k.a. Victorian Gardens for homeownership and/or rental opportunities by 2006.
- ⊙ Identify and implement scattered site housing homeownership opportunities
- ⊙ Complete all replacement housing sites as per Father Panik Village replacement program by 2006
- ⊙ Explore Hope VI funding to redevelop Marina Village
- ⊙ Explore and develop policy for a Section 8 Homeownership program in compliance with the Pequonnock Apartment Settlement Agreement as a component of the overall BHA Homeownership program.
- ⊙ Enforce Admissions and Occupancy Policy regarding transfer of eligible residents to scattered site housing, in effect a site-based wait list.
- ⊙ Apply for Section 811 for supportive living services for families with disabilities
- ⊙ Occupy Pembroke II units utilizing new scattered site transfer policy specifically for those units

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)
 - ⊙ Maintain an average response time of 24 hours in responding to emergency work orders
 - ⊙ Follow the preventative maintenance plan
 - ⊙ Improve vacant-unit turn-around time to less than 30 days by October 2006
 - ⊙ Continue 'curb appeal' improvements of public housing developments through landscaping, garbage disposal, & an increase in public safety
 - ⊙ Enforce emergency call-back system
 - ⊙ Comply with PHAS UPCS standards
 - ⊙ Utilize uniform materials to ease and quicken repair process
 - ⊙ Continue to enforce its 'One Strike' policy
 - ⊙ Track residents arrested or persons arrested on and/or off Authority property
 - ⊙ Limit criminal activities in developments
 - ⊙ Reduce evictions due to violations of criminal laws through aggressive screening measures
 - ⊙ Utilize housing police unit to better define the edge problem of crime that occurs near our developments and create strategies for identifying and reducing this problem
 - ⊙ Maintain expanded relationship with the housing police unit to include Charles Greene Homes
 - ⊙ Enter into negotiations with City of Bridgeport to dispose of portion of property at former Father Panik Village to construct two new schools

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)
 - ⊙ Continue various resident programming by October 2003
 - ⊙ Provide homeownership opportunities through the Section 32 and Section 8 Voucher Programs
 - ⊙ Increase on-site community room utilization by community service providers in conjunction with site and resident needs
 - ⊙ Continue activities under the Resident Opportunity and Self-Sufficiency Grant and apply for other ROSS grants upon funding availability
 - ⊙ Collaborate with community service providers in creating and implementing an on-site child-care facility at Marina Village, PT Barnum, and Trumbull Gardens and explore use of local buildings for use by Charles Greene Homes residents
 - ⊙ The Authority will comply with the Community Service requirement
 - ⊙ Apply for Section 811 for supportive living services for families with disabilities
 - ⊙ Provide entry level employment opportunities to residents of the Authority
 - ⊙ Monitor the BHA Scholarship Fund as administered by the Greater Bridgeport Area Foundation and disburse funds to support eligible public housing residents in their efforts to gain higher education.
 - ⊙ Raise funds, to include proceeds from sale of stock of the Anthem Blue Cross Insurance Company restructuring, Authority's reserves, donations, and fundraising activities, for the BHA Scholarship Fund.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
- Continue affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, sexual orientation, familial status, and disability:
 - Continue affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, sexual orientation, familial status, and disability:
 - Continue affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Strategic Goal

Maintain a fiscally responsible and responsive public housing agency.

- ⊙ Operate so that income exceeds expenses every year
- ⊙ Revise and implement the Authority's technology plan

- ⊙ Continue anti-fraud efforts through rigorous verification process and resident integrity monitoring
- ⊙ Improve tenant account receivables

Strategic Goal

Encourage coordination and innovation in the delivery of public housing.

- ⊙ Seek formal and informal joint ventures and/or partnerships with the private sector, public agencies, and residents
- ⊙ Improve upon identified community service and self-sufficiency plan
- ⊙ Update and maintain the Authority's Web Site.

Strategic Goal

Encourage greater resident involvement and improve resident relations via the Resident Advisory Board

- ⊙ Continue open dialogue with public housing and Section 8 residents through RAB and local site meetings, ensuring at least one Director is present
- ⊙ Review recommendations and develop a plan of action provided by local consultant related to its study of resident participation in Authority activities.
- ⊙ Recruit new board members or local council members
- ⊙ Encourage residents to participate in at least three (3) local council meetings and one (1) RAB meeting. Council and RAB meetings can be considered towards compliance with self-sufficiency program.
- ⊙ Hire Resident Associate Advocate to establish and improve local resident councils and city-wide Resident Affairs Board.
- ⊙ Operate after-school programs for the benefit of resident children and families at the Trumbull Gardens Multi-Purpose Center
- ⊙ Provide staffing for after-school programs

Annual PHA Plan
PHA Fiscal Year 2002
[24 CFR Part 903.7]

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

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

This year, the Authority continued to focus on reducing the number of units remaining to complete the Father Panik Village Replacement Initiative. And we shall explore the use of Hope VI funds to complete the renovations that are presently being staged at Marina Village.

One of our most accomplished activities this year was the hiring of our Resident Job Developer and the successful completion of our first job fair, along with our being able to engage some of our residents in job readiness programs, either organized by BHA with outside vendors or making referrals to existing programs. We also were able to employ seven residents, full time, and provided temporary employment opportunities for another ten residents. Average employment duration has been between three to six months.

The self-sufficiency program has increased and is growing; however, our biggest challenge will be to have the social service providers deliver services that our participants may require or seek out others who can fill the void.

This year, we continued to invest in our employees with training in order that we better service our program participants and the public.

Crime in our complexes continue to come down, although we are monitoring very closely Charles F. Greene Homes and Marina Village.

We continue to focus on property management improvements in the areas of site appearance, curb appeal and a reduction in Tenant Accounts Receivables.

Finally, we will continue our focus of creating viable Resident Associations and engaging other community institutions to become partners with us to better service the users of our programs.

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

Page #'s may not be reflective of actual page

Page #

Annual Plan

| | |
|---|----|
| i. Executive Summary | 9 |
| ii. Table of Contents | 10 |
| 1. Housing Needs | 13 |
| 2. Financial Resources | 18 |
| 3. Policies on Eligibility, Selection and Admissions | 19 |
| 4. Rent Determination Policies | 28 |
| 5. Operations and Management Policies | 33 |
| 6. Grievance Procedures | 34 |
| 7. Capital Improvement Needs | 35 |
| 8. Demolition and Disposition | 52 |
| 9. Designation of Housing | 54 |
| 10. Conversions of Public Housing | 58 |
| 11. Homeownership | 59 |
| 12. Community Service Programs | 62 |
| 13. Crime and Safety | 66 |
| 14. Pets | 68 |
| 15. Civil Rights Certifications (included with PHA Plan Certifications) | 78 |
| 16. Audit | 79 |
| 17. Asset Management | 80 |
| 18. Other Information | 81 |

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions & Occupancy Policy – **summarized changes ct001-f01**
- FY 2003 Capital Fund Program Annual Statement – **template and attachments**
- 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 - **template**
- FY 2003 Capital Fund Program 5 Year and Annual Action Plan – **template and attachments**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards – **template**
- Other (List below, providing each attachment name)
PHA Certification of Compliance – **template**
Annual Plan Narrative – **ct001a02**

Section 32 Homeownership Plan – ct001b02

Section 8 Project-Based Programs – ct001c01 and ct001d01

Capital Fund Program Statements – ct001e01

Summary of Changes to the Admissions and Continued Occupancy Policy – ct001f01

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 Certifications of Compliance with the PHA Plans and Related Regulations | Plan Template Chapter 18 |
| X | State/Local Government Certification of Consistency with the Consolidated Plan | Plan Template Chapter 18 |
| X | Fair Housing Documentation: Records reflecting that the PHA has examined its 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. | Plan Template |
| X | Consolidated Plan for the jurisdiction 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 | Plan Template Chapter 1 Narrative: Housing Needs Assessment |
| X | Most recent board-approved operating budget for the public housing program | N/A |
| X | Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP] | Plan Template Chapter 3 A & O Policy Attachment – ct001b01 |
| X | Section 8 Administrative Plan | Plan Template Chap. 3 Sec. B Sec. 8 Admin Plan |
| X | Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice and any further HUD guidance</i>) and 2. Documentation of the required deconcentration and income mixing analysis | Plan Template Chap. 3 Sec. 6 |
| X | Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Plan Template Chap. 4 Sec. A (2), A & O Policy Attachment |
| X | Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Plan Template Chap. 4 Sec. A (2), A & O Policy Attachment |
| X | Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Section 8 Admin Plan |
| X | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation) | Plan Template |
| X | Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy | Grievance Procedures |
| X | Section 8 informal review and hearing procedures | Grievance Procedures |

List of Supporting Documents Available for Review

| Applicable & On Display | Supporting Document | Applicable Plan Component |
|-------------------------|--|---|
| | <input type="checkbox"/> check here if included in Section 8 Administrative Plan | |
| X | The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year | Plan Template Chapter 7 |
| X | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant | Plan Template: Chapter 7 |
| | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option) | Plan Template Chapter 7 |
| | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing | N/A |
| X | Approved or submitted applications for demolition and/or disposition of public housing | Plan Template Chapter 8 |
| | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Plan Template Chapter 9 |
| | 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 | Plan Template Chapter 10 |
| X | Approved or submitted public housing homeownership programs/plans | Plan Template Chapter 11 5H homeownership plan Section 32 homeownership plan – ct001c01 |
| X | Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan | Plan Template, Pequonnock Settlement Agreement |
| | Any cooperative agreement between the PHA and the TANF agency | N/A |
| X | FSS Action Plan/s for public housing and/or Section 8 | Plan Template Chapter 12 |
| X | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports | Plan Template Chapter 12 |
| X | The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan) | Plan Template Chapter 13 |
| 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 | |
| | Troubled PHAs: MOA/Recovery Plan | |
| | Other supporting documents (optional) (list individually; use as many lines as necessary) | (specify as needed) |
| | | |

1. Statement of Housing Needs

[24 CFR Part 903.79 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

| Family Type | Overall | Affordability | Supply | Quantity | Accessibility | Size | Location |
|--|---------|---------------|--------|----------|---------------|------|----------|
| Income ≤30% of MFI | 3,681 | 5 | 4 | 5 | 2 | 3 | 4 |
| Income >%30 but < 50% or MFI | 2,024 | 5 | 4 | 5 | 2 | 3 | 4 |
| Income >50% but <80% of MFI | 4,656 | 4 | 4 | 4 | 2 | 3 | 3 |
| Elderly Families | 12,178 | 5 | 4 | 4 | 3 | 2 | 4 |
| Families with Disabilities | 21,503 | 5 | 4 | 4 | 3 | 3 | 4 |
| White Families | 62,822 | 4 | 4 | 4 | 2 | 3 | 3 |
| Black Families | 42,925 | 5 | 4 | 4 | 2 | 3 | 4 |
| Hispanic Families | 44,478 | 5 | 4 | 4 | 2 | 3 | 4 |
| AI and Eskimo Families | 664 | 1 | 1 | 1 | 1 | 1 | 1 |
| Asian and PI Families | 4,536 | 2 | 1 | 1 | 1 | 2 | 1 |

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: 2003
- 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

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

PUBLIC HOUSING WAITING LIST NEEDS

| | # of Families | % of Total Families | Annual Turnover |
|--|---------------|---------------------|-----------------|
| Public Housing Waiting List Total | 1849 | 100% | 250 |
| Extremely Low Income (< 30% MFI) | N/A | | - |
| Very Low Income (>30% but <50% MFI) | N/A | | - |
| Families with Children | 1010 | 54% | - |
| Elderly Families | 164 | 8% | - |
| Families with Disabilities | 269 | 14% | - |
| White Families | 1090 | 59% | - |
| Black Families | 758 | 41% | - |
| Hispanic Families | 1016 | 56% | - |
| Asian Families | 32 | 1% | - |
| American Indian Families/Other | 18 | 1% | - |
| *Hispanic families may also be counted as white families | | | |
| Characteristics by Bedroom Size | | | |
| 1 BR | 833 | 45% | - |
| 2BR | 647 | 34% | - |
| 3BR | 313 | 17% | - |
| 4 BR | 51 | 3% | - |
| 5+ BR | 5 | 1% | - |

SECTION 8 WAITING LIST NEEDS

| | # of families | % of total families | Annual Turnover |
|--|---------------|---------------------|-----------------|
| Section 8 Waiting List Total | 3466 | 100% | 395 - 11% |
| Extremely Low Income (< 30% MFI) | N/A | | - |
| Very Low Income (>30% but <50% MFI) | N/A | | - |
| Low Income (>50% by <80% MFI) | N/A | | - |
| Families with Children | 3029 | 87% | - |
| Elderly Families | 130 | 4% | - |
| Families with Disabilities | 300 | 9% | - |
| White Families | 173 | 5% | - |
| Black Families | 1560 | 45% | - |
| Hispanic Families | 1733 | 50% | - |
| Asian/ PI Families | 0 | 0 | - |
| American Indian Families/Other | 0 | 0 | - |
| Characteristics by Bedroom Size | | | |
| 1 BR | 976 | 28% | - |
| 2BR | 1454 | 42% | - |
| 3BR | 861 | 25% | - |
| 4 BR | 150 | 4% | - |
| 5+ BR | 12 | 1% | - |

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(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 to less than 30 days
- 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)
 - Project-basing 250 Section 8 vouchers throughout the City and State as per Connecticut Project Based Section 8 Collaborative. See **ct001c01 and ct001d01**
 - Utilize Section 8 vouchers to support the development activities of non-profit developers and various financing institutions as per CT Project Based Section 8 Collaborative. See **ct001c01 and ct001d01**.

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 – as CT Project Based Section 8 Collaborative. See **ct001c01 and ct001d01**
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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)
- ⊙ Operate flat rents at 90 percent of the Fair Market Rate for each geographic corresponding area in Bridgeport: East End, East Side, Hollow, South End, West End, Black Rock, and North End
- ⊙ Maximize the number of affordable homeownership opportunities available to BHA residents

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)
- ⊙ Maximize the number of affordable homeownership opportunities available to BHA residents

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 vouchers targeted to the elderly, should they become available
- Other: (list below)

Rehabilitate former Park City Hospital site into Elderly only Congregate Housing
 Increase health and human services to residents of Harborview Towers, and Fireside Apartments
 Explore conversion of other housing stock to support the housing needs of the elderly
 Designate Fireside Apartments, a portion of Harborview Towers, and Park City Manor for elderly only
 Operate Boston Commons as elderly and disabled only site
 Designate a portion of Harborview Towers for disabled only

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 vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)
- Link with local, state and federal programs to provide housing options with support systems in place as funded by each department.

- Designate a portion of Harborview Towers for disabled only
- Operate Boston Commons as disabled and elderly only site

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)

Target BHA replacement and homeownership programs and activities in non or low-impacted areas. Promote rental opportunities of existing public housing units in local newspapers to community at-large who are at 80% or below of the AMI

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

(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

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

| Sources | Planned \$ | Planned Uses |
|---|---|--|
| Pubic Housing Operating Fund | \$9,815,429 | Public Housing Operation |
| Public Housing Capital Fund | \$4,585,494 | Capital and Management Improvement; Housing Inventory Needs |
| Annual Contributions for Section 8 Tenant Based Assistance | \$22,152,881 | Rent Subsidies |
| Resident Opportunity and Self Sufficiency Program | 27,345 | Resident Services Coordinator |
| Resident Opportunity and Self- Sufficiency Grants | \$0 | Resident Empowerment and Supportive Services |
| Community Development Block Grant | \$20,000 | Transportation for Youth/Seniors; Family Self Sufficiency; North End Social Services |
| HOME | | Increase Supply and Availability of Affordable Housing |
| Prior Year Federal Grants | None | |
| Pubic Housing Dwelling Rental Income | \$5,829,014 | Public Housing Operation, Tenant Services |
| Other Income – Operations | \$302,159 | Employee activities, merit bonuses |
| Other Income – Funding for Replacement Units | \$7,236,905 based on FYE 9/30/03 actual | Replacement of Father Panik units |
| TOTAL | \$49,969,227 | |

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: 90 days
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
- Past credit practices of applicants
- Housekeeping through house visits

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

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

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

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)
 1. Scattered Site housing transfer policy
 2. Pequonnock Apartment Settlement Agreement
 3. Section 32 homeownership lease-to-own plan/Pembroke II transfer policy
 4. Elderly units

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)
Trumbull Gardens Administrative Office Resident Selection Department

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) Assignment

1. How many site-based waiting lists will the PHA operate in the coming year? 5

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? 1

The Authority currently utilizes one community-wide wait list; however,

- Upon approval of the Authority's plan to designate projects for elderly residents only, the Authority will develop a site-base wait list for those designated units.
- Applications are being accepted for the Section 32 homeownership program for units identified units. Transfers will be made according to a newly established policy specifically for units at Pembroke II.
- Eligible former residents of Pequonnock Apartments are afforded preferences to re-enter into public housing.
- The Authority utilizes the transfer policy to transfer current residents into our scattered site units.

3. Yes No: May families be on more than one list simultaneously

If yes, how many lists?

2 to 3 depending on circumstances

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 are removed from the waiting list? (select one)

- One
- Two, concurrently
- 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:
Pequonnock Apartment Settlement Agreement – former residents of Pequonnock Apartments may return to public housing and are not limited to two choices
Lease-to-Own Homeownership Program – approved applicants are assigned 1 unit and are not removed from the program wait list until the household is assigned and has accepted the unit

Elderly only Congregate Housing for Park City Manor – applicants must go through an assessment to be considered for congregate services; approved applicants are assigned a unit at Park City only for these services

Designated Housing only, when approved by HUD – choices will be limited to approved designated units; authority will make reasonable attempts to house applicants

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)
 - Former Pequonnock Apartment residents as per Settlement Agreement
 - Section 32 Homeownership Program/Pembroke II transfer policy

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection (5) **Occupancy**)

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 below)

- 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)
- Law enforcement officials
- Medical Justification

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 point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

- 1 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)

- 3 Working families and those unable to work because of age or disability
- 3 Veterans and veterans’ families
- 3 Residents who live and/or work in the jurisdiction
- 4 Those enrolled currently in educational, training, or upward mobility programs
- 3 Households that contribute to meeting income goals (broad range of incomes)
- 3 Households that contribute to meeting income requirements (targeting)
- 5 Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- 3 Law enforcement officials (as per homeownership plan)
- 2 Medical Justification

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures 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)
- Section 32 Homeownership plan, Declaration of Restrictive Covenants and Lease-to-Own lease
- Website
- Public library

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

- At an annual reexamination and lease renewal
- Any time 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:

| Development Name | Number of Units | Explanation (if any) [see step 4 at section 903.2©(1)(iv)] | Deconcentration policy (if no explanation)[see step 5 at section 903.2©(1)(v)] |
|----------------------|-----------------|--|---|
| Marina Village | 405 | Covered by self-sufficiency strategies, incentives, local strategies contained in admissions and occupancy policies | Flat rents established, training-income exclusions, admissions of wait list families into large complexes instead of into scattered sites |
| Boston Commons | 32 | Elderly/disabled housing, local strategies contained in admissions and occupancy policies | Flat rents established, training income exclusions |
| Marlboro Court | 28 | Covered development that promote income mixing (scattered site), local strategies contained in admissions and occupancy policies | Flat rents established, training-income exclusions |
| P.T. Barnum | 360 | Covered by self-sufficiency strategies, incentives, local strategies contained in our admissions and occupancy policies | Flat rents, training-income exclusions, admissions of families on waiting list into large complexes instead of into scattered sites |
| Ct26-p001-0049 | 8 | Covered development location promote income deconcentration (scattered site) | Flat rents, training-income exclusions, transfer policy |
| Ct26-p001-050 | 21 | Covered development location promote income deconcentration (scattered site) | Flat rents, training-income exclusions, transfer policy |
| Ct26-p001-053 | 14 | Covered development location promote income deconcentration (scattered site) | Flat rents, training-income exclusions, transfer policy |
| Ct26-p001-039 | 5 | Covered development location promote income deconcentration (scattered site) | Flat rents, training-income exclusions, transfer policy |
| Ct26-p001-030 | 3 | Covered development location promote income deconcentration (scattered site) | Flat rents, training-income exclusions, transfer policy |
| Ct26-p001-34 | 6 | Covered development location promote income deconcentration (scattered site) | Flat rents, training-income exclusions, transfer policy |
| Charles Greene Homes | 270 | Covered by self-sufficiency strategies, incentives, local strategies contained in our admissions and occupancy policies | Flat rents, training-income exclusions, admissions of families on waiting list into large complexes instead of into scattered sites |
| Harborview Towers | 240 | Single bedroom units for elderly and disabled non-elderly residents; covered by self-sufficiency strategies, incentives, local strategies contained in admissions and occupancy policies | Flat rents established, training-income exclusions, designation of site for elderly residents only |

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

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) 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)
Income requirements
Housekeeping habits

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 furnish upon request by prospective Section 8 landlords with information about the family's rental history, housekeeping habits, compliance with essential conditions of tenancy, current address of prospective tenant and name and address of his/her current and/or previous landlord, or any history of drug trafficking.

(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)
To be advertised publicly

(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:

Vouchers are initially issued for one hundred twenty (120) days. Extensions are permissible at the discretion of the Authority up to a maximum of thirty (30) days primarily for these reasons:

Extenuating circumstances such as hospitalization or a family emergency for an extended period of time that has affected the family's ability to find a unit within the initial sixty-day period

- The Authority is satisfied that the family has made a reasonable effort to locate a unit, including seeking the assistance of the Authority, through the initial sixty-day period
- The family was prevented from finding a unit due to disability accessibility requirements or large size bedroom unit requirement
- As per Pequonnock Apartments Settlement Agreement for eligible Pequonnock Apartment residents (180 days, subject to 60 day extensions for good cause).

(4) Admissions Preferences

a. Income targeting

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
- 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)
 - Single disabled non-elderly applicants
 - Section 8 Voucher Homeownership Program as per Pequonnock Apartment Settlement Agreement
 - Section 32 Homeownership Plan
 - CT Project Based Section 8 Collaborative (180 vouchers for family units and 70 vouchers for supportive housing developments)

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 point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 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 your 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)
- 2 Single disabled non elderly families
 - 2 Section 8 Voucher Homeownership Program as per Pequonnock Apartment Settlement Agreement
 - 2 Section 32 Homeownership Plan (as per homeownership plan)
 - 2 CT Project Based Section 8 Collaborative (180 vouchers for family units and 70 vouchers for supportive housing developments)

4. Among applicants on the waiting list with 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 ensures 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 admissions 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)
 - Pequonnock Apartment Settlement Agreement
 - CT Project-based Section 8 Collaborative Guidelines
 - Section 8 Voucher Homeownership Program
 - Section 32 Homeownership Plan, Declaration of Restrictive Covenants and Lease-to-Own lease

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

- Through published notices
- Other (list below)
 - As per Pequonnock Apartment Settlement Agreement

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

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:

- ⊙ The family has lost eligibility for or is awaiting eligibility determination for a Federal, State or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent resident under the Immigration and Nationality Act who would be entitled to public benefits by for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996
- ⊙ The family would be evicted as a result of the imposition of the minimum rent
- ⊙ The income of the family has decreased because of changed circumstance, including the loss of employment, death in the family or other circumstances as determined by the PHA or HUD.

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 yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

Resident may choose to set their rent at flat rent rates, which is at 90% of Fair Market Rent in eight geographical locations within Bridgeport.

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 for household members participating in self-sufficiency program.
- 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)

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 re-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
 - Any time the family experiences an income increase
 - Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)
 - Other (list below)
- Bi-annually should the household choose to pay flat rent.

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.)

- The 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)

The BHA has adopted flat rents based on 90 percent (90%) of the Fair Market Rent for units comparable in size, location, quality, unit type, age, housing services, maintenance, utilities and amenities in the area in which each public housing development is located. The BHA will apply flat rents to its inventory-wide public housing stock. The BHA used the Section 8 Annual Rent Reasonableness Study to establish the Fair Market Rents.

PEQUONNOCK SECTION/LOWER WOOD AREA

Charles Greene Homes, Catherine Street, Calhoun Street, Harral Avenue, Highland Avenue, Madison Avenue, Pequonnock Towers, Sedgewick Avenue

| Unit Type | Flat Rent |
|-------------------|------------------|
| Efficiency/Studio | \$450.00 |
| One (1) Bedroom | \$540.00 |
| Two (2) Bedroom | \$707.00 |
| Three (3) Bedroom | \$765.00 |
| Four (4) Bedroom | \$900.00 |

SOUTH END/WEST END AREA

Marina Village, P.T. Barnum, and Pequonnock Apartments, Atlantic Avenue, Center Street, Charles Street, Elmwood Avenue, Grove Street, Iranistan Avenue, Norman Court, Park Avenue, West Liberty, and Wood Avenue, Poplar Street, Carleton Avenue

| Unit Type | Flat Rent |
|-------------------|------------------|
| Efficiency/Studio | \$450.00 |
| One (1) Bedroom | \$504.00 |
| Two (2) Bedroom | \$698.00 |
| Three (3) Bedroom | \$765.00 |
| Four (4) Bedroom | \$900.00 |

UPPER EAST SIDE/MILL HILL AVENUE AREA

Asylum Street, Bond Street, Boston Commons, Concord Street, Grant Street, Kings Bury Road, Kossuth Street, North Bishop Avenue, North Ridgefield Avenue, Ogden Street EXT, Pixlee Street, Prince Street, Priscilla Street, Sheridan Street, Stillman Street, Summerfield Avenue, Tudor Hill, Velvet Street

| Unit Type | Flat Rent |
|-------------------|------------------|
| Efficiency/Studio | \$432.00 |
| One (1) Bedroom | \$553.50 |

| | |
|-------------------|----------|
| Two (2) Bedroom | \$687.00 |
| Three (3) Bedroom | \$832.00 |
| Four (4) Bedroom | \$945.00 |

LOWER EAST SIDE/EAST END AREA

Fireside Apartments and Harborview Towers, Beardsley Street, Cowles Street, Dekalb Avenue, Hewitt Street, Newfield Avenue, Sixth Street, Williston Street, Caroline Street, Cedar Street, East Main Street, Hallett Street, Marlboro Court, Nichols Street, Steuban Street, Water view Avenue, Pembroke II

| Unit Type | Flat Rent |
|-------------------|------------------|
| Efficiency/Studio | \$450.00 |
| One (1) Bedroom | \$504.00 |
| Two (2) Bedroom | \$566.00 |
| Three (3) Bedroom | \$652.00 |
| Four (4) Bedroom | \$900.00 |

RESERVOIR AREA

Trumbull Avenue, Alba Avenue, Alexander Avenue, Ezra Street, Garden Drive, Hawley Avenue, Houston Avenue, Lindley Street, Parrot Street, Salem Street, Sound view Avenue, Sunshine Circle

| Unit Type | Flat Rent |
|-------------------|------------------|
| Efficiency/Studio | \$495.00 |
| One (1) Bedroom | \$675.00 |
| Two (2) Bedroom | \$810.00 |
| Three (3) Bedroom | \$882.00 |
| Four (4) Bedroom | \$990.00 |

NORTH END AREA

Clark Street, Woodside Avenue

| Unit Type | Flat Rent |
|-------------------|------------------|
| Efficiency/Studio | \$489.00 |
| One (1) Bedroom | \$667.00 |
| Two (2) Bedroom | \$877.00 |
| Three (3) Bedroom | \$968.00 |
| Four (4) Bedroom | \$1,125.00 |

LOWER NORTH END AREA

| Unit Type | Flat Rent |
|-------------------|------------------|
| Efficiency/Studio | \$535.00 |
| One (1) Bedroom | \$639.00 |
| Two (2) Bedroom | \$799.00 |
| Three (3) Bedroom | \$825.00 |
| Four (4) Bedroom | \$995.00 |

BLACK ROCK AREA

Belmont Avenue, Harbor Avenue, Scofield Avenue

| Unit Type | Flat Rent |
|-------------------|------------------|
| Efficiency/Studio | \$472.00 |
| One (1) Bedroom | \$640.00 |
| Two (2) Bedroom | \$828.00 |
| Three (3) Bedroom | \$1,116.00 |
| Four (4) Bedroom | \$1,125.00 |

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs 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
 - 110% of FMR
 - Above 110% of FMR (HUD approved vouchers for Pequonnock Apartment Settlement Agreement and CT Project Based Section 8 Collaborative Guidelines)
- 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)
Pequonnock Apartments Settlement Agreement and approved CT Project Based Section 8 Collaborative
- 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 burdens 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)
- ⦿ Lost eligibility while waiting for a determination for Federal, state or local assistance programs
 - ⦿ Facing an eviction because of this hardship
 - ⦿ Income decrease because of changed circumstance (unemployment)
 - ⦿ Death in the family and other circumstances determined by the BHA or HUD.

5. Operations and Management

[24 CFR Part 903.7 9 (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 in 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 | 2413 | 200 |
| Section 8 Vouchers | 2738 | 5% |
| Section 8 Certificates | 0 | 0 |
| Special Purpose Section 8 Vouchers/Certificates | 259 | 0 |
| Public Housing Drug Elimination Program | N/A | NA |

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)

- ⊙ Affirmative Marketing Policy, Statement of Procedures and Fair Housing Procedures
- ⊙ Capitalization Policy & Investment Policy
- ⊙ Management Ten-Year Strategic Plan
- ⊙ Procurement Policy
- ⊙ Admissions and Continued Occupancy Policy, Resident Lease, Rent Collection Policy, Pet Policy, Emergency and Work Order Policy, Grievance Procedures
- ⊙ Section 32 Homeownership Plan, Declaration of Restrictive Covenants and Lease-to-Own lease

(2) Section 8 Management: (list below)

- ⊙ Section 8 Administration Plan
 - ⊙ Section 32 homeownership plan
 - ⊙ Section 8 Voucher Homeownership Program
 - ⊙ Section 32 Homeownership Plan, Declaration of Restrictive Covenants and Lease-to-Own lease
- The Authority makes an attempt to exterminate at least once annually through a contracted company.

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (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 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office 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)
Website

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:

2. Which PHA office 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)
Director of Management and Operations 361 Bird Street, Bridgeport, CT 06605
Director of Section 8 150 Highland Avenue, Bridgeport, CT 06604

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (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:

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

-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 here)

CAPITAL FUND PROGRAM TABLES START HERE

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

| | | |
|--|---|------------------------------|
| PHA Name: BRIDGEPORT HOUSING AUTHORITY | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00150103 | Federal FY of Grant: 2003 |
|--|---|------------------------------|

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-CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 5,000 | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | 88,281 | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 93,281 | | | |
| 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 III: Implementation Schedule

| PHA Name: BRIDGEPORT HOUSING AUTHORITY | | Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: CT26-P001-50103 | | | | | Federal FY of Grant: 2003 | |
|--|---|---|--------|---|---------|--------|----------------------------------|--|
| 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 | | |
| To be determined | 9/30/05 | | | 3/31/06 | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

CAPITAL FUND PROGRAM TABLES START HERE

| Annual Statement/Performance and Evaluation Report | | | | | |
|---|---|--|---------|-------------------------------------|----------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
| PHA Name: BRIDGEPORT HOUSING AUTHORITY | | Grant Type and Number Capital Fund Program Grant No: CT26-P001-50103 Replacement Housing Factor Grant No: | | Federal FY of Grant: 2003 | |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 0) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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 | | | | |
| 3 | 1408 Management Improvements | 732,341 | | | |
| 4 | 1410 Administration | 457,713 | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 320,399 | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | 311,200 | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 632,664 | | | |
| 12 | 1470 Nondwelling Structures | 1,400,000 | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | 722,816 | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 4,577,133 | | | |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | 125,000 (Marina Village Management Office) | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | 732,341 | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | 250,000 | | | |

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

| PHA Name: Bridgeport Housing Authority | | Grant Type and Number Capital Fund Program Grant No: CT26-26-P001-50103 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2003 | | | |
|--|---|--|--------------|----------------------|---------------------------|--------------------|-------------------|-------------------|
| 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 | |
| BHA Wide | Management- Security | 1408 | Lump Sum | 732,341 | | | | |
| BHA Wide | Admin Fees/Salaries & Benefits | 1410 | Lump Sum | 457,713 | | | | |
| BHA Wide | A/E Fees – Planning/Monitoring | 1430 | Lump Sum | 320,399 | | | | |
| CT26P001 – 006 | Fire Alarm | 1465 | Lump Sum | 80,000 | | | | |
| CT26P001 – 010 | Roof Replacement | 1460 | 1 Bldg | 20,000 | | | | |
| CT26P001 – 005 | Stair Replacement/Replacement | 1460 | 18 Buildings | 266,200 | | | | |
| CT26P001 – 008 | Hot Water Tanks | 1465 | 3 Units | 16,000 | | | | |
| CT26P001 – 002A | Develop Scattered Site Units | 1499 | Five Units | 722,816 | | | | |
| CT26P001 – 002A | Management Building | 1470 | 1 | 1,400,000 | | | | |
| CT26P001 – 009 | Heating System Upgrade | 1465 | 80 Units | 536,664 | | | | |
| CT26P001 – 009 | Convert Bathrooms for Handicap Access | 1460 | 4 units | 25,000 | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

| PHA Name: BRIDGEPORT HOUSING AUTHORITY | | Grant Type and Number Capital Fund Program No: CT26-P001-50103 Replacement Housing Factor No: | | | | Federal FY of Grant: 2003 | |
|--|---|---|--------|---|---------|---------------------------|----------------------------------|
| 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 | |
| | | | | | | | |
| | | | | | | | |
| BHA Wide Administrative | 12/31/03 | | | 9/30/04 | | | |
| BHA Wide Management Fees | 12/31/03 | | | 9/30/04 | | | |
| A/E Fees | 12/31/03 | | | 9/30/05 | | | |
| CT26P001 - 002A | 9/30/05 | | | 9/30/07 | | | |
| CT26P001 - 006 | 3/31/04 | | | 9/30/04 | | | |
| CT26P001 - 010 | 9/30/05 | | | 12/31/06 | | | |
| CT26P001 - 005 | 3/31/04 | | | 9/30/04 | | | |
| CT26P001 - 009 | 3/31/05 | | | 3/31/06 | | | |
| CT26P001-008 | 12/31/03 | | | 3/31/04 | | | |

Capital Fund Program Five-Year Action Plan

Part I: Summary

| PHA Name Bridgeport Housing Authority | | <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: | | | |
|--|---------------------|---|--|---|---|
| Development Number/Name/HA- Wide | Year 1 2003 | Work Statement for Year 2 FFY Grant: CT26P001-50104 PHA FY: 2004 | Work Statement for Year 3 FFY Grant: CT26P001-50105 PHA FY: 2005 | Work Statement for Year 4 FFY Grant: CT26P001-50106 PHA FY: 2006 | Work Statement for Year 5 FFY Grant: CT26P001-50107 PHA FY: 2007 |
| | Annual Statement | | | | |
| CT26P001-002A | | 2,984,793 | 2,500,000 | 2,500,000 | 3,455,190 |
| CT26P001-010 | | | | 217,526 | |
| CT26P001-009 | | 561,664 | 975,190 | 737,664 | |
| BHA Wide | | 1,036,676 | 1,101,943 | 1,121,943 | 1,121,943 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| CFP Funds Listed for 5-year planning | | 4,577,133 | 4,577,133 | 4,577,133 | 4,577,133 |
| | | | | | |
| Replacement Housing Factor Funds | | 93,281 | 93,281 | 93,281 | 93,281 |

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 PHA FY: 03/04 | | | Activities for Year: <u>3</u> FFY Grant: 2005 PHA FY: 04/05 | | |
|---------------------------------|---|---|----------------|---|---|----------------|
| | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See | CT26P001-002A | Building Rehabilitation and site work for 3 buildings | 2,984,793 | CT26P001-002A | To develop 20 units offsite | 2,500,000 |
| Annual | CT26P001-009 | Heating system upgrade | 561,664 | CT26P001-009 | Heating system upgrade | 645,449 |
| Statement | BHA-Wide | Security | 322,963 | | Kitchen Cabinet Replacement (164 units) | 329,741 |
| | BHA-Wide | Admin | 457,713 | BHA-Wide | Admin | 457,713 |
| | BHA-Wide | A/E | 250,000 | BHA-Wide | A/E | 250,000 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Total CFP Estimated Cost | | | \$ 4,577,133 | | | \$ 4,577,133 |

Annual Statement/Performance and Evaluation Report

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

Part I: Summary

| PHA Name: BRIDGEPORT HOUSING AUTHORITY | | Grant Type and Number Capital Fund Program Grant No: CT26-P001-50102 Replacement Housing Factor Grant No: | | Federal FY of Grant: 2002 | |
|--|---|---|---------|------------------------------|-----------|
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2003 <input type="checkbox"/> 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 | | | | |
| 3 | 1408 Management Improvements | 738,000 | | 738,000 | 353,530 |
| 4 | 1410 Administration | 469,465 | | 469,465 | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 328,000 | | 328,000 | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 75,000 | | 0 | |
| 10 | 1460 Dwelling Structures | 442,336 | | 860,157 | 860,157 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 15,000 | | 0 | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | 200,000 | | 201,383 | 201,383 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | 2,309,332 | | 1,846,511 | 18,940 |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 4,577,133 | | 4,443,516 | 1,434,010 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | 123,000 | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | 738,000 | | 353,530 | 353,530 |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | 250,000 | | | |

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

| PHA Name: BRIDGEPORT HOUSING AUTHORITY | | Grant Type and Number Capital Fund Program No: CT26-P001-50102 Replacement Housing Factor No: | | | | Federal FY of Grant: 2002 | |
|--|---|---|--------|---|---------|---------------------------|----------------------------------|
| 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 | |
| | | | | | | | |
| | | | | | | | |
| BHA Wide Administrative | 9/30/02 | | | 9/30/03 | | | |
| BHA Wide Management Fees | 9/30/02 | | | 9/30/03 | | | |
| A/E Fees | 9/30/03 | | | 9/30/04 | | | |
| CT26P001-002 | 9/30/04 | | | 9/30/05 | | | |
| CT26P001-006 | 3/31/04 | | | 9/30/05 | | | |
| CT26P001-007,008, 010 | 9/30/04 | | | 9/30/05 | | | |
| CT26P001-044 | 9/30/04 | | | 9/30/05 | | | |
| | | | | | | | |

Annual Statement/Performance and Evaluation Report

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

Part I: Summary

| | | |
|--|---|------------------------------|
| PHA Name: BRIDGEPORT HOUSING AUTHORITY | Grant Type and Number Capital Fund Program Grant No: CT26-P001-50101 Replacement Housing Factor Grant No: | Federal FY of Grant: 2001 |
|--|---|------------------------------|

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-CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | 495,980 | 544,316 | 544,316 | 544,316 |
| 4 | 1410 Administration | 495,980 | 521,190 | 521,190 | 521,190 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 393,785 | 320,239 | 320,239 | 174,306 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 330,000 | 100,000 | 100,000 | 12,426 |
| 10 | 1460 Dwelling Structures | 2,400,000 | 2,400,000 | 2,400,000 | 375,053 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 591,664 | 952,617 | 31,262 | 31,262 |
| 12 | 1470 Nondwelling Structures | 230,000 | 121,447 | 67,447 | 25,447 |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | 22,400 | 0 | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 4,959,809 | 4,959,809 | 3,984,454 | 1,684,000 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | 90,000 | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | 495,980 | | | |
| 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: Bridgeport Housing Authority | | Grant Type and Number Capital Fund Program Grant No: CT26-26-P001-50101 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 | |
| BHA-Wide | Admin Fees – Staff Salaries and Benefits | 1408 | Lump Sum | 495,980 | 544,316 | 544,316 | 544,316 | 100%C |
| BHA Wide | Management Improvement – Security | 1410 | Lump Sum | 495,980 | 521,190 | 521,190 | 521,190 | 100%C |
| BHA Wide | A/E Fees – Planning and Monitoring | 1430 | Lump Sum | 393,785 | 320,239 | 320,239 | 174,306 | 54.42%C |
| CT26P001-002A | Site improvements – paving and planting | 1450 | 27,500 sq.ft. | 330,000 | 100,000 | 100,000 | 12,426 | 12.42%C |
| CT26P001-002A | Dwelling structures rehab – Buildings 21 and 29 | 1460 | 3 buildings | 2,000,000 | 2,000,000 | 2,000,000 | 95,917 | 4.79%C |
| 044 | Dwelling structures rehab | 1460 | | 400,000 | 400,000 | 400,000 | 279,136 | 69.78%C |
| CT26P001-006 | Hot Water Heater and Replacement | 1465.1 | 3 Buildings | 30,000 | 24,811 | 24,811 | 24,811 | 100%C |
| CT26P001-009 | Heating system upgrade and distribution | 1465.1 | 80 Units | 561,664 | 927,806 | 6,451 | 6,451 | 0.69%C |
| CT26P001-005 | Warehouse – Masonry Repairs | 1470 | 1 Building | 170,000 | 42,000 | 42,000 | 0 | IP |
| CT26P001-005 | Gary Crooks Center – Roof replacement | 1470 | 1 Building | 54,000 | 54,000 | 0 | 0 | 0 |
| CT26P001-005 | Gary Crooks Center – HC Bathroom Modification | 1470 | 1 bathroom | 6,000 | 25,447 | 25,447 | 25,447 | 100%C |
| CT26P001-002A | Relocation of residents | 1495.1 | 16 Units | 22,400 | 0 | 0 | 0 | 0 |
| | | | | | | | | |
| | Total | | | 4,959,809 | 4,959,809 | 3,984,454 | 1,684,000 | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

C – Completed
IP – In Progress

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

| PHA Name: BRIDGEPORT HOUSING AUTHORITY | | Grant Type and Number Capital Fund Program No: CT26-P001-50101 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 | |
| BHA Wide Administrative Fees | 9/30/02 | | | 9/30/03 | | | |
| BHA Wide Management Fees | 9/30/02 | | | 9/30/03 | | | |
| CT26P001-002 | 3/15/02 | | | 9/30/03 | | | |
| CT26P001-006 | 3/15/02 | | | 9/30/02 | | | |
| CT26P001-009 | 3/15/02 | 9/30/03 | | 12/31/03 | 12/31/04 | | Scope of work got greater to include boiler replacements |
| CT26P001-005 | 6/30/02 | 12/31/03 | | 12/31/02 | 9/30/04 | | Had to reschedule due to other activities |
| | | | | | | | |

Annual Statement/Performance and Evaluation Report

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

Part I: Summary

| PHA Name: BRIDGEPORT HOUSING AUTHORITY | | Grant Type and Number Capital Fund Program Grant No: CT26-P001-50100 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2000 |
|--|---|---|-----------|-------------------|------------------------------|
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> 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 | | | | |
| 3 | 1408 Management Improvements | 485,000 | 493,037 | 493,037 | 493,037 |
| 4 | 1410 Administration | 485,830 | 529,062 | 529,062 | 529,062 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 194,320 | 264,721 | 264,721 | 264,721 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 214,800 | 0 | 0 | 0 |
| 10 | 1460 Dwelling Structures | 3,034,254 | 3,451,471 | 3,451,471 | 3,451,471 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 343,550 | 100,195 | 100,195 | 100,195 |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | 100,450 | 19,718 | 19,718 | 19,718 |
| 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) | 4,858,204 | 4,858,204 | 4,858,204 | 4,858,204 |
| 20 | Amount of line 19 Related to LBP Activities | | | | |
| 21 | Amount of line 19 Related to Section 504 compliance | | | | |
| 22 | Amount of line 19 Related to Security – Soft Costs | 485,000 | 493,037 | 493,037 | 493,037 |
| 23 | Amount of line 19 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: Bridgeport Housing Authority | | Grant Type and Number Capital Fund Program Grant No: CT26-26-P001-50100 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 | |
| BHA Wide | Management Improvement – Security Guard Services Public Housing Police Unit | 1408 | | 485,000 | 493,037 | 493,037 | 493,037 | 100%C |
| BHA Wide | Administrative Salaries for Mod/Personnel and Prorations from Operating Reserve | 1410 | | 363,490 | 363,490 | 363,490 | 363,490 | 100%C |
| | Benefits | | | <u>122,340</u> | <u>165,572</u> | <u>165,572</u> | <u>165,572</u> | 100%C |
| | Subtotal | | | 485,830 | 529,062 | 529,062 | 529,062 | |
| BHA-Wide | Fees and Costs Consulting Services for preparation of Annual Plan A/E Services for design and construction monitoring | 1430 | | 159,000 | 264,721 | 264,721 | 264,721 | 100%C |
| CT26P001-002 | Oil Tank Removal and Environmental Clean Up | 1460 | | 0 | 340,000 | 340,000 | 340,000 | 100%C |
| | | 1450 | | 31,000 | 0 | 0 | 0 | |
| CT26P001-006 | Paving of upper parking lot at the Administrative Building | 1450 | 4,900 sq. ft. | 58,800 | 0 | 0 | 0 | Repairs done by Central Maintenance |
| CT26P001-044 | Site work and Planting for Building 10 | 1450 | 3,570 sq. ft. | 125,000 | 0 | 0 | 0 | Postponed |
| CT26P001-006 | Painting of all common hallways, stairwells in five buildings – all are seven stories high | 1460 | 5 Buildings | 65,000 | 0 | 0 | 0 | Done by in-house staff |
| | | | | | | | | |

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

| PHA Name: Bridgeport Housing Authority | | Grant Type and Number Capital Fund Program Grant No: CT26-26-P001-50100 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 | |
| CT26P001-035 | Rehabilitation of 55 A Sheridan Street Replacement of plumbing, heating units, fixtures, kitchen cabinets. Repairs of sheetrock and painted | 1460 | 1 Unit | 18,500 | 0 | 0 | 0 | Paid by insurance |
| CT26P001-044 | New Addition To build a new enclosed entryway and guard station | 1460 | 1 | 112,500 | 112,500 | 112,500 | 112,500 | 100%C |
| | Asbestos Removal Removal of asbestos and insulation throughout the units and buildings | 1460 | 64 Units | 170,254 | 170,254 | 170,254 | 170,254 | 100%C |
| CT26P001-044 | <u>Rehabilitation of Building 10</u> Ground floor, community space and common areas | 1460 | 64 units | 920,000 | 411,000 | 411,000 | 411,000 | 100%C |
| | General Rehab of unit interiors -new cabinets -interior doors -new tile, rug, and painting | 1460 | 64 units | 640,000 | 880,486 | 880,486 | 880,486 | 100%C |
| | <u>Mechanical</u> Replacement of heat distribution system | 1460 | 64 units | 480,000 | 480,000 | 480,000 | 480,000 | 100%C |
| | <u>Electrical</u> Electrical upgrade including emergency generator | 1460 | 64 units | 244,000 | 244,000 | 244,000 | 244,000 | 100%C |
| | <u>Plumbing</u> Replacement of all plumbing and fixtures | 1460 | 64 units | 288,000 | 288,000 | 288,000 | 288,000 | 100%C |
| | <u>Sprinkler System</u> Installation of new sprinkler system per code requirement | 1460 | 64 units | 96,000 | 0 | 0 | 0 | |
| CT26P001-002 | Rehabilitation of Marina Village | 1460 | 1 building | 0 | 325,231 | 325,231 | 325,231 | 100%C |

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

| PHA Name: Bridgeport Housing Authority | | Grant Type and Number Capital Fund Program Grant No: CT26-26-P001-50100 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 | |
| CT26P001-006 | Replacement of Elevator controls. Replace lighting in cabs of all five (5) buildings | 1465.1 | 5 buildings | 143,550 | 100,195 | 100,195 | 100,195 | 100%C |
| CT26P001-044 | Elevator Replacement To replace two passenger elevators | 1460 | 2 buildings | 200,000 | 200,000 | 200,000 | 200,000 | 100%C |
| BHA-Wide | Non-dwelling equipment P.C. Connection | 1475 | | 10,850 | 0 | | | |
| CT26P001-044 | Appliance Replacement To replace all sixty-four (64) stoves and refrigerators | 1475 | | 89,600 | 19,718 | 19,718 | 19,718 | 100%C |
| | | | | | | | | |

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

| PHA Name: BRIDGEPORT HOUSING AUTHORITY | | Grant Type and Number Capital Fund Program No: CT26-P001-50100 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 | |
| CT26P001-044 | 12/31/00 | | | 12/31/01 | | | |
| CT26P001-002 | 12/31/00 | | | 3/31/01 | | | |
| CT26P001-035 | 12/31/00 | | | 3/31/01 | | | |
| CT26P001-006 | 12/31/00 | | | 9/30/01 | | | |
| BHA-Wide | 12/31/00 | | | 9/30/01 | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

Annual Statement/Performance and Evaluation Report

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

Part I: Summary

| | | |
|--|---|------------------------------|
| PHA Name: BRIDGEPORT HOUSING AUTHORITY | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00150102 | Federal FY of Grant: 2002 |
|--|---|------------------------------|

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-CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 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 | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | 117,522 | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 117,522 | | | |
| 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: Bridgeport Housing Authority | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R001-50102 | | | 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 | |
| To be determined | Property Acquisition | 1499 | 1 Unit | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

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

| PHA Name: BRIDGEPORT HOUSING AUTHORITY | | Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: CT26-P001-50102 | | | | Federal FY of Grant: 2002 | |
|--|---|---|--------|---|---------|---------------------------|----------------------------------|
| 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 | |
| To be determined | 9/30/04 | | | 3/31/05 | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

Annual Statement/Performance and Evaluation Report

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

Part I: Summary

| | | |
|--|---|------------------------------|
| PHA Name: BRIDGEPORT HOUSING AUTHORITY | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00150101 | Federal FY of Grant: 2001 |
|--|---|------------------------------|

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/03
 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 | | | | |
| 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 | 40,000 | | 40,000 | |
| 10 | 1460 Dwelling Structures | 10,000 | | 10,000 | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 76,854 | | 76,854 | 65,000 |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 126,854 | | 126,854 | 65,000 |
| 22 | Amount of line 21 Related to LBP Activities | 8,000 | | | |
| 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 | 25,000 | | | |

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

| PHA Name: Bridgeport Housing Authority | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R001-50101 | | | | 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 | |
| | Site Acquisition | 1440 | 1 Unit | 40,000 | | | | 100%C |
| To be determined | Site Improvements | 1450 | | 10,000 | | | | IP |
| | Dwelling Structures Rehabilitation | 1460 | 1 Unit | 76,854 | | | | 84.5%C |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

C – Complete
IP – In Progress

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

| | | | | | | | |
|--|---|---|--------|---|----------|--------|----------------------------------|
| PHA Name: BRIDGEPORT HOUSING AUTHORITY | | Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: CT26-P001-50101 | | | | | 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 | |
| To be determined | 3/31/02 | 6/30/03 | | 12/31/02 | 12/31/03 | | Delays in approval process |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

Annual Statement/Performance and Evaluation Report

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

Part I: Summary

| | | |
|--|---|------------------------------|
| PHA Name: BRIDGEPORT HOUSING AUTHORITY | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00150100 | Federal FY of Grant: 2000 |
|--|---|------------------------------|

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/03
 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 | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 4,316 | | 4,316 | 1,850 |
| 8 | 1440 Site Acquisition | 120,000 | | 120,000 | 120,000 |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 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 | | | | |
| 19 | Amount of Annual Grant: (sum of lines 2 – 18) | 124,316 | | 124,316 | 121,850 |
| 20 | Amount of line 19 Related to LBP Activities | | | | |
| 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 | | | | |

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

| PHA Name: Bridgeport Housing Authority | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R001-50100 | | | | 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 | |
| CT26-P001-002 | Site Acquisition To acquire an existing 2 family structure as replacement housing for 108 units lost at Marina Village | 1440 | | 120,000 | | 120,000 | 120,000 | 100%C |
| CT26-P001-002 | Fees and Cost To cover acquisition cost, appraisal, inspection and legal fees | 1430 | | 4,316 | | 4,316 | 1,850 | 42.86%C |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

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

| | | | | | | | |
|--|---|---|--------|---|---------|--------|--|
| PHA Name: BRIDGEPORT HOUSING AUTHORITY | | Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: CT26-P001-50100 | | | | | 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 | |
| CT26-P001-002 | 3/31/01 | 6/30/03 | | 6/30/01 | 9/30/03 | | Did not get all approvals in place by the original target date |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

Hope VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI 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 HOPE VI 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 HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

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 HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:

Marina Village CT26-P001-002A

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 BHA will be exploring mixed-financing development activities for public housing in the Plan year as a part of Father Panik replacement housing activities and in the revitalization of Marina Village

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:

The BHA will continue the Father Panik replacement housing program funded through development

The City of Bridgeport is conducting replacement housing activities to comply with the Pequonnock Apartment Settlement Agreement, which will be turned over to the Authority at completion, at the rate of 20 units per year for five years.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (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: Marina Village 1b. Development (project) number: CT26-P001-002 |
| 2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/> |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: <u>(January 2005)</u> |
| 5. Number of units affected: to be confirmed during discussion with community and residents, but remaining units not rehabilitated will be affected by this activity. |
| 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development |
| 7. Timeline for activity: a. Actual or projected start date of activity: January 2005 to begin discussions with community and residents b. Projected end date of activity: September 2010 |

| Demolition/Disposition Activity Description |
|--|
| 1a. Development name: Wayne Street 1b. Development (project) number: CT26-P001-040 |
| 2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: <u>(June 2004)</u> |

| |
|---|
| <p>5. Number of units affected: 15 uninhabited units</p> <p>6. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p> |
| <p>7. Timeline for activity:</p> <p>a. Submit application to Special Applications Center in June 2004</p> <p>b. Conduct public procurement to include residents and resident affairs board July 2004</p> <p>c. Award disposition to appropriate bidder in September 2004</p> <p>d. Transfer title by October 2004</p> |

| Demolition/Disposition Activity Description |
|---|
| <p>1a. Development name: Former Father Panik Village</p> <p>1b. Development (project) number: CT26-P001-001 (original) CT26-P001-053 (development budget used)</p> |
| <p>2. Activity type: Demolition <input type="checkbox"/></p> <p style="padding-left: 40px;">Disposition <input checked="" type="checkbox"/></p> |
| <p>3. Application status (select one)</p> <p style="padding-left: 40px;">Approved <input type="checkbox"/></p> <p style="padding-left: 40px;">Submitted, pending approval <input type="checkbox"/></p> <p style="padding-left: 40px;">Planned application <input checked="" type="checkbox"/></p> |
| <p>4. Date application approved, submitted, or planned for submission: <u>(April 2004)</u></p> |
| <p>5. Number of units affected: Parcel is vacant</p> <p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p> |
| <p>7. Timeline for activity:</p> <p>a. February to April 2004 – conduct planning meetings with residents regarding disposition of portion of property for Bridgeport Board of Education to construct two new schools, conduct discussions and negotiations with the City to ensure the Authority receives other properties equal to property to be disposed</p> <p>b. Planned application to Special Applications Center in April 2004</p> <p>c. Enter into formal negotiations and agreement with City and Board of Education by June 2004</p> |

| Demolition/Disposition Activity Description |
|---|
| <p>1a. Development name: Evergreens Apartments Complex</p> <p>1b. Development (project) number: N/A 46-56 Albion Street and 25-109 Albion Street (development budget used)</p> |
| <p>2. Activity type: Demolition <input type="checkbox"/></p> <p style="padding-left: 40px;">Disposition <input checked="" type="checkbox"/></p> |
| <p>3. Application status (select one)</p> <p style="padding-left: 40px;">Approved <input type="checkbox"/></p> <p style="padding-left: 40px;">Submitted, pending approval <input type="checkbox"/></p> <p style="padding-left: 40px;">Planned application <input checked="" type="checkbox"/></p> |

| |
|--|
| 4. Date application approved, submitted, or planned for submission: <u>(April 2004)</u> |
| 5. Number of units affected: 11 Residential buildings have been vacant |
| 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |
| 7. Timeline for activity: a. Planned application to Special Applications Center in April 2004 b. Enter into Lease Agreement with developer in April 2004 to construct Stop and Shop Project c. Demolish buildings in May 2004 utilizing secured CT State DECD funds |

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

[24 CFR Part 903.7 9 (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? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

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: | 695 Park Avenue aka Park City Manor |
| 1b. Development (project) number: | CT26-P001-053 |
| 2. Designation type: | Occupancy by only the elderly <input checked="" 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"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> |
| 4. Date this designation approved, submitted, or planned for submission: | (June 2004) |
| 5. If approved, will this designation constitute a (select one) | <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan? |
| 6. Number of units affected: | 125 |
| 8. Coverage of action (select one) | <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |

| Designation of Public Housing Activity Description | |
|--|---|
| 1a. Development name: | Fireside Apartments, 75 Stewart Street |
| 1b. Development (project) number: | CT26-P001-007 |
| 2. Designation type: | Occupancy by only the elderly <input checked="" 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"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> |
| 4. Date this designation approved, submitted, or planned for submission: | <u>(June 2004)</u> |
| 5. If approved, will this designation constitute a (select one) | <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan? |
| 7. Number of units affected: | 50 |
| 8. Coverage of action (select one) | <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |

| Designation of Public Housing Activity Description | |
|--|---|
| 1a. Development name: | Fireside Apartments, 655 Palisades Avenue |
| 1b. Development (project) number: | CT26-P001-008 |
| 2. Designation type: | Occupancy by only the elderly <input checked="" 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"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> |
| 4. Date this designation approved, submitted, or planned for submission: | <u>(June 2004)</u> |
| 5. If approved, will this designation constitute a (select one) | <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan? |
| 8. Number of units affected: | 96 |
| 8. Coverage of action (select one) | <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |

| Designation of Public Housing Activity Description | |
|---|---|
| 1a. Development name: | Fireside Apartments, 730 Palisades Avenue |
| 1b. Development (project) number: | CT26-P001-010 |

| |
|--|
| <p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p> |
| <p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p> |
| <p>4. Date this designation approved, submitted, or planned for submission: <u>(June 2004)</u></p> |
| <p>5. If approved, will this designation constitute a (select one)</p> <p><input checked="" type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p> |
| <p>9. Number of units affected: 102</p> <p>8. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p> |

| Designation of Public Housing Activity Description | |
|--|-------------------|
| 1a. Development name: | Harborview Towers |
| 1b. Development (project) number: | CT26-P001-009 |
| <p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p> | |
| <p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p> | |
| <p>4. Date this designation approved, submitted, or planned for submission: <u>(June 2004)</u></p> | |
| <p>5. If approved, will this designation constitute a (select one)</p> <p><input checked="" type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p> | |
| <p>10. Number of units affected: 120</p> <p>8. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p> | |

| Designation of Public Housing Activity Description | |
|--|----------------|
| 1a. Development name: | Boston Commons |
| 1b. Development (project) number: | CT26-P001-022 |
| <p>2. Designation type:</p> <p>Occupancy by only the elderly <input type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/></p> | |

| |
|---|
| <p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p> |
| <p>4. Date this designation approved, submitted, or planned for submission: <u>(June 2004)</u></p> |
| <p>5. If approved, will this designation constitute a (select one)</p> <p><input checked="" type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p> |
| <p>11. Number of units affected: 33</p> <p>8. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p> |

| Designation of Public Housing Activity Description | |
|--|--|
| 1a. Development name: | Harborview Towers and HT Scattered Sites |
| 1b. Development (project) number: | CT26-P001-009 and CT26-P001-049 |
| 2. Designation type: | <p>Occupancy by only the elderly <input type="checkbox"/></p> <p>Occupancy by families with disabilities <input checked="" type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p> |
| 3. Application status (select one) | <p>Approved; included in the PHA's Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p> |
| 4. Date this designation approved, submitted, or planned for submission: | <u>(June 2004)</u> |
| 5. If approved, will this designation constitute a (select one) | <p><input checked="" type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p> |
| 12. Number of units affected: | 120 |
| 8. Coverage of action (select one) | <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p> |

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 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 FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

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 (if marked, proceed to next question) <input type="checkbox"/> Other (explain below) |
| 3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.) | |
| 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 HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below) |

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

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 12. If “No”, complete the Activity Description table below.)

| Public Housing Homeownership Activity Description (Complete one for each development affected) |
|---|
| 1a. Development name: Scattered Sites 1b. Development (project) number: to be determined |
| 2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) |
| 3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (3/31/1999) |
| 5. Number of units affected: 20 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development |

| Public Housing Homeownership Activity Description (Complete one for each development affected) |
|--|
| 1a. Development name: Marina Apartments aka Victorian Gardens 1b. Development (project) number: CT26-P001-053 P |

| |
|---|
| 2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) |
| 3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (June 2004) |
| 6. Number of units affected: 32 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |

| Public Housing Homeownership Activity Description (Complete one for each development affected) |
|---|
| 1a. Development name: Pembroke Green Phase II 1b. Development (project) number: To be determined according to availability |
| 2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) |
| 3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (June 2004) |
| 7. Number of units affected: 20 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |

B. Section 8 Tenant Based Assistance

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 the 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:

- Clean criminal background
- Good credit history
- Completion of homeownership counseling from HUD approved agency
- Good HQS inspection reports
- Good rent payment history

Section 8 Homeownership Capacity Statement

The Bridgeport Housing Authority will employ the following minimum criteria for its Section 8 Homeownership Program:

1. We shall require eligible households a minimum of 3% downpayment towards the purchase of the home and at least 1% of the downpayment come from the household's resources.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- 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)?

Although TANF is already cooperating with the Authority in sharing and verifying information. We are working diligently with TANF leadership to establish a formal cooperative agreement.

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 programs 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>Computer Learning Center</i> | <i>40</i> | <i>Random</i> | <i>P.T Barnum/Trumbull Gardens</i> | <i>Public Housing</i> |
| <i>Resident Secretary</i> | <i>1</i> | <i>Advertise</i> | <i>Community Affairs Department</i> | <i>Public Housing</i> |
| <i>Resident Service Coordinator for elderly and disabled households</i> | <i>930</i> | <i>Random</i> | <i>Community Affairs Department</i> | <i>Public Housing</i> |
| <i>Scholarship Program</i> | <i>2</i> | <i>Random</i> | <i>Community Affairs</i> | <i>Public Housing</i> |
| <i>Homeownership</i> | <i>Varies</i> | <i>Random</i> | <i>Resident Selection</i> | <i>Public Housing and Section 8</i> |
| <i>Job Developer as per ROSS grant</i> | <i>219</i> | <i>Random</i> | <i>Community Affairs</i> | <i>Public Housing and Section 8</i> |
| <i>After-School Programs</i> | <i>100</i> | <i>Random</i> | <i>Trumbull Gardens</i> | <i>Public Housing, Section 8 and general public</i> |
| <i>Section 8 Voucher Homeownership</i> | <i>5</i> | <i>Specific criteria will be employed</i> | <i>PHA Main Office</i> | <i>Section 8 participants</i> |

(2) Family Self Sufficiency program/s

a. Participation Description

| Family Self Sufficiency (FSS) Participation | | |
|--|--|--|
| Program | Required Number of Participants (start of FY 2002 Estimate) | Actual Number of Participants (As of: DD/MM/YY) |
| Public Housing | N/A | 7 as of January 21, 2004 |
| Section 8 | 96 | 96 as of January 21, 2004 |

- 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 plans 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. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

The Authority will operate within the following guidelines:

All adult (nonexempt) residents of public housing must perform an average of 8 hours per month of community service or participate in an economic self-sufficiency program for 8 hours per month or a combination of each activity for a total average of 8 hours a month or a total of 96 hours per year.

The Authority exempts adult resident who are elderly, blind or disabled preventing them from participating, a primary caretaker of such an individual, exempt from work by the State, receiving assistance and in compliance with State or TANF requirements, or is gainfully employed. The adult resident is exempt if they are already participating in community service and/or self-sufficiency activities as defined below.

Work activities include unsubsidized or subsidized employment, work experience if sufficient private sector employment is not available, on-the-job training, job search or job readiness assistance, community service programs, vocational educational training (not to exceed 12 months for any individual), and/or job skills training directly related to employment.

1. COMMUNITY SERVICE ACTIVITIES

The Authority will give residents the greatest amount of community service activities possible for participation. The Authority will inform residents of volunteer opportunities in the community annually, during any changes in the household, and during admissions. Community service activities can include, but not limited to, physical improvement of the community, volunteer work in schools, child-care centers, hospitals, homeless shelters, or other social service organizations.

Political activity cannot be considered community service. The Authority will not replace BHA employees with community service residents.

2. SELF-SUFFICIENCY ACTIVITIES

The self-sufficiency program is defined as any program designed to encourage, develop, assist, train, or facilitate economic independence or to provide work for our public housing residents. These activities may include job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health counseling and treatment).

3. LEASE REQUIREMENTS

The BHA reserves the right to not renew the household's lease should they fail to comply with the community service requirement. Failure to complete the 96 hours per year will carry over to the following year. Households

must enter into an agreement to complete them. Should the household continue to fail the requirement, the Authority will exercise its right not to renew the household's lease. Further non-compliance (i.e. one adult member not meeting requirement, two years of non-participation) may result in eviction.

4. ADMINISTRATION OF PROGRAM AND REQUIREMENTS

The Department of Social Services (DSS) has partnered with the Authority to provide information regarding eligibility of public housing residents receiving assistance. DSS will verify the number of people on public assistance and also provide the number of months they have remaining on their eligibility.

The Authority will initially identify residents paying minimum rent. The Community Affairs Department will provide an assessment to determine exemption or non-exemption. The Counselor will then develop a plan of action identifying their needs and course of action to comply with the requirements should they be identified as non-exempt.

Subsequently, the Authority will continue to identify non-exempt residents annually during their re-certification, intermittently as households' request changes, during new admissions, and/or as identified by DSS as non-exempt. The Authority reserves the right to change exemption status during the year should they become exempt or non-exempt.

The Authority will provide residents with a Community Service Verification Form that should be completed wherever they perform community service. The Authority will identify a point person from that organization as the sole verifier. That person's signature must be on the form. The resident must turn in their verification forms monthly to the Community Affairs Counselor, during their visits, and/or the Site Manager. The Counselor may verify the validity of the signatures. The Verification Forms will remain in the residents' file.

5. NOTIFICATION PROCESS

All new residents, during admissions, will be informed of this requirement. Their status will be determined annually during their re-certification and during any changes in the household.

Current residents will be notified annually by, but not limited to, mail, flyers, closed-circuit television, monthly and quarterly mailers, public access television, and public meetings.

The Authority will periodically inform all social service agencies, churches, and local board of education of the service requirements and to identify point persons for verifications. All organizations providing the community service activity must comply with the Authority's non-discrimination policy.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)
There has been a marked improvement in the safety of our communities since the inception of the Housing Police Unit. It is imperative that we maintain this position and continue the reduction of criminal activities in our communities. As we maintain the safety of our communities, the perception of "public housing" should improve.

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

Marina Village, P.T. Barnum, Trumbull Gardens, Charles F. Greene Homes, Marlboro Court, Atlantic Street, Poplar Street

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

- ⊙ Continuation of the unarmed security patrols in BHA developments
- ⊙ Increase Housing Police Unit staff levels to cover more housing complexes
- ⊙ Continued income mixing
- ⊙ Providing homeownership opportunities
- ⊙ Planned revitalization of Marina Village
- ⊙ Installation surveillance cameras and security lighting in Marina Village and Charles F. Greene Homes
- ⊙ Assisting residents to obtain a skill, trade or higher education through the Authority's Scholarship Program and Job Development Program through the ROSS grant.
- ⊙ Hotline # 576-7983. Residents may call this number to report illegal activities. Identification of caller is not required and shall remain private should the caller identify themselves.

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

Marina Village, P.T. Barnum, Trumbull Gardens, Charles F. Greene Homes, Harborview Towers, Fireside Apartments

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)

Marina Village, P.T. Barnum, Trumbull Gardens, Charles F. Greene Homes, Harborview Towers, Fireside Apartments

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?
- Yes No: This PHDEP Plan is

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

This policy was developed after weighing and balancing the interests of Bridgeport Housing Authority's (BHA) residents, BHA management and its communities surrounding BHA's developments and dispersed housing. In accordance with Federal regulations, the BHA will permit pet(s) in specified dwelling sites in accordance with this policy. No exotic, wild or dangerous animals, snakes, farm animals to include chicken and roosters or any other animal not permitted in residential units by state or local laws, ordinances or this policy may be kept by residents.

Public housing residents living in determined site (see Section 3) are permitted to keep no more than 1 dog or 1 cat per unit. The site restrictions do not apply to service animals that assist persons with disabilities, or service animals that accompany visitors to the developments, or elderly residents requiring the companionship of an animal.

A. REGISTRATION AND APPROVAL

1. Criteria Prior to Admittance

Request for permission to have a pet(s) must be submitted, and written approval from BHA must be received, PRIOR to admittance of pet(s) into the unit. The applicant must provide the Site Manager proof of ownership, the pet's good health and suitability under the standards set forth in these rules and regulations (Exhibit A), proof of the animal's licensing, vaccination, neutering/spaying and paws de-clawed records, in accordance with state and local laws, etc. (Exhibit B). The licensing and vaccinations must be renewed at the time of resident's re-examination. All licenses and tags must be current. The applicant will be required to complete the following forms:

- Pet Information (see Exhibit A)
- Veterinarian Certification (see Exhibit B)

Upon written approval by the Housing Authority, the resident pet owner and BHA must enter into a "Pet Agreement" (Exhibit C) and sign an "Affidavit" (Exhibit D) indicating their understanding of the Pet Policy and their responsibilities before the dog is permitted on the premises and/or the dwelling unit. All pets must be photographed by the Authority.

2. Vaccination Requirements

Dogs and cats must have the proper inoculations required by law, and certified by a veterinarian licensed to practice in the State of Connecticut.

All resident pet owners shall attach a tag to the dog or cat's collar showing that the animal has been inoculated with anti-rabies vaccine and has been properly licensed. The dog and cat shall wear the collar at all times.

B. DEFINITIONS

A common household "pet" shall mean a domestic animal as defined under state and local law, rule, and ordinance, including dogs, cats, birds, fish, rabbits or rodents such as gerbil, hamster, or mouse. However, the Authority will not allow residents to own, possess or keep a pit bull, german shepherds, doberman pinchers, american bulldog, rottweiler, and chow. Common household pets shall not include ferrets, monkeys, farm animals, and snakes or other reptiles other than turtles.

A "service animal" shall mean an animal, which has been trained and certified to provide services to an individual with a disability.

A "dangerous dog" shall mean any dog with a known propensity or disposition to attack, to cause injury to or to otherwise endanger the safety of humans or other domestic animals within, on, or around the development, or any dog that attacks or bites any person or domestic animals within, on, or around the development.

BHA means the Housing Authority of the City Bridgeport, its commissioners, officers, employees, servants and agents.

A "farm animal" may include but is not limited to chickens, roosters, goats, pigs, horses, cows.

A "common area" means any area to which all residents have access and is not under the direct control of any individual resident (i.e. community rooms, lobby, laundry rooms).

C. SITE RESTRICTIONS

The Authority recognizes the limited private areas for the following sites and has restricted approval of dogs, except for service animals and pets for elderly; however, cats and other pets are allowable:

1. Charles Greene Homes
2. PT Barnum Apartments
3. Harborview Towers
4. Trumbull Gardens Building 11
5. Poplar Street Apartments
6. Bond Street Apartments
7. Boston Commons

D. PET DENSITY

1. No more than one dog or one cat may be kept in any unit.
2. No more than two small, caged birds may be kept in any unit.
3. An aquarium for fish may not exceed twenty (20) gallons.
4. No more than two (2) small animals, i.e. gerbil or hamster, may be kept in any unit. Small animals must be kept in a cage.

E. SIZE

No pet's mature growth shall exceed 18 inches in height, measured from ground to shoulder, nor weigh more than 30 pounds.

F. PET DEPOSIT AND FEES

1. A refundable pet deposit of \$200 will be charged for each dwelling unit where a dog and cat resides. The BHA will place the deposit in an escrow account. The unused portion of the pet deposit will be refunded to the resident along with any accrued interest, within a reasonable time but not more than 30 calendar days after the resident moves from the development or no longer owns or has a pet present in the dwelling unit. The BHA reserves the right to change this deposit amount at any time, consistent with Federal guidelines.
2. Resident pet owner's liability for damages caused by his/her pet is not limited to the amount of the pet deposit and the resident will be required to reimburse BHA for the actual cost of any and all damages caused by his/her pet where they exceed the amount of the pet deposit.
3. If BHA has to remove any pet waste from the resident pet owner's unit, yard, porch or other area which is for the exclusive use of the resident or from the common areas, a twenty-five dollar (\$25) charge will be made per removal. Repeated violations, three in a one-year period, will necessitate the resident pet owner removing the pet permanently from the premises. Failure to comply may result in termination of the resident's Dwelling Lease.
4. Upon move-out, units occupied by a cat or dog will be inspected by the Site Manager for any infestation or other damage resulting from the pet. If the unit is found to be infested, the extermination charge will be the responsibility of the resident pet owner. The charges shall be deducted from the pet deposit. If charges exceed the pet deposit, the resident pet owner will be billed and must pay within 30 days of receipt of the bill. The resident is permitted, and encouraged, to be present for any and all inspections.

G. PET RULES

1. Dogs, Cats and Other Animals

- A. Dogs, cats and other animals shall be maintained within the resident pet owner's unit. When dogs or cats are outside of the unit, they shall be kept on a hand-held leash, cord or chain no longer than six (6) feet and under control at all times. Under no circumstances shall any dog, cat or other animal be permitted to run loose in any common area. A dog shall be

deemed running loose when it is on the premises of the resident pet owner, possessor or keeper, but is confined in such a way as to allow the dog to have access to the public right of way.

- B. The unit must be kept free of odors and maintained in a clean and sanitary condition. All animal waste or litter from a cat litter box and cages must be removed daily and disposed of in sealed plastic trash bags and placed in the trash bins. Under no circumstances should any waste be stored in the unit.
- C. Resident pet owners agree to be responsible for immediately cleaning up any waste, dirt, etc. caused by their pet in the common area, public right of way, and their unit. Resident pet owners shall also be responsible for immediately removing and properly disposing of any pet excreta, feces, urine, etc. Animal excrement shall be placed in a closed plastic bag or other closed or airtight nonporous container.
- D. If BHA has to remove any pet waste from the resident pet owner's unit, yard, porch or other area which is for the exclusive use of the resident or from the common areas, a twenty-five dollar (\$25) charge will be made per removal. Repeated violations, three in a one-year period, will necessitate the resident pet owner removing the pet permanently from the premises. Failure to comply may result in termination of the resident's Dwelling Lease.
- E. THE BHA IS NOT RESPONSIBLE FOR ANY ACTION, INJURIES OR DAMAGES CAUSED BY ANY RESIDENT'S PET. A PET IS THE SOLE RESPONSIBILITY OF THE PET OWNER. BHA ASSUMES NO LIABILITY FOR FAILURE OF THE RESIDENT PET OWNER TO CONTROL THE PET. ANY INJURY OR HARM TO OTHER PERSONS, PETS OR PROPERTY IS THE SOLE RESPONSIBILITY AND LIABILITY OF THE RESIDENT PET OWNER. IT IS RECOMMENDED THAT RESIDENT PET OWNERS PURCHASE LIABILITY INSURANCE FOR THIS PURPOSE.
- F. Resident pet owners agree to control the noise of their pet(s) such that it does not constitute a nuisance to any other residents, neighbors or people living in the immediate vicinity of the development or dispersed unit. Failure to control pet noise may result in the permanent removal of the pet from the premises. ANY PET WHICH CAUSES UNPROVOKED BODILY INJURY TO ANY RESIDENT, GUEST, STAFF MEMBER, NEIGHBOR OR ANYONE LAWFULLY ON THE PREMISES SHALL BE IMMEDIATELY AND PERMANENTLY REMOVED FROM THE PREMISES, BY THE PROPER AUTHORITIES WITHOUT PRIOR NOTIFICATION.
- G. No dog or cat shall be left unattended in any unit for longer than twelve (12) hours. All other animals shall not be left unattended for more than twenty-four (24) hours.
- H. All resident pet owners shall provide adequate care, nutrition, exercise and medical attention for their pets. Pets which appear to be poorly cared for or which are left unattended for longer than limits indicated in G above will be reported to the appropriate authority and removed from the premises at the resident pet owner's expense.
- I. The resident pet owner shall submit to the development office the names, addresses and telephone numbers of two responsible parties (not living at the same address) who will care for the pet if the resident pet owner, for any reason, is unable to care for the pet. In the event the person is unable or unwilling to accept responsibility, the resident pet owner authorizes the BHA to contact state or local authorities, to enter the unit, remove the pet and place it with such authorities. The BHA will inform the resident pet owner where the pet has been placed. Resident pet owner will have to arrange for return of the pet. BHA will not be responsible for the well-being of the pet or costs incurred, such charges will be paid by the resident pet owner.
- J. In the event of the death of a pet, the pet must be disposed of pursuant to local ordinances. Dead Animal Collection for the City of Bridgeport should be contacted at 203-576-7751 Resident pet owner shall not bury the pet on BHA property or dispose of it in any manner inconsistent with local ordinances.
- K. In the event of the death of the pet while the resident pet owner is unable to care for the pet, the resident pet owner agrees that BHA shall have discretion to dispose of the pet consistent with state and local guidelines if the responsible parties listed on Exhibit A are unwilling to take responsibility, or if written instructions with respect to such disposal are not provided to the site office in advance by the resident pet owner. Charges for disposal shall be assessed to the resident as damages and will be deducted from the pet deposit.

- L. Resident pet owners acknowledge that other residents may have chemical sensitivities or allergies related to pets and/or are easily frightened by such pets. The resident, therefore, agrees to exercise common sense and common courtesy with respect to the other resident's right to peaceful and quiet enjoyment of the premises.

If using common laundry facilities, it is recommended that the resident pet owner run an additional wash cycle and clean out all filters before leaving the laundry room.

- M. After proper written notification, BHA may require the removal of the pet from the premises on a permanent or temporary basis, in BHA's sole discretion, for the following reasons, by way of illustration not limitation:
 - a. Excessive pet noise or odor after being advised by BHA.
 - b. Unruly, intimidating or dangerous behavior.
 - c. Excessive damage of the resident's dwelling unit and/or development common areas and/or neighbor's property or people living in the immediate vicinity of the property.
 - d. Repeated problems with the pet or any infestation.
 - e. Failure of the resident to provide for adequate care of his/her pet.
 - f. Leaving a pet unattended for more than the allowed time period.
 - g. Failure of the resident to provide adequate and appropriate vaccination of the pet.
 - h. Resident's death, serious illness and/or refusal to care for the pet.
 - i. Failure to properly clean up after the pet.
 - j. Failure to remove the pet will result in a fine of \$25 per day and may result in termination of the resident's Dwelling Lease. After removal of a pet from the premises pursuant to this paragraph, BHA may determine on a case-by-case basis whether the removal of the pet will result in a permanent ban on the pet ownership by the resident.
- N. In the event of an emergency, the resident pet owner gives BHA permission to remove the pet or have it removed from the premises immediately for serious problems including, but not limited to, the following:
 - a. Pet becomes vicious.
 - b. Pet displays symptoms of serious illness.
 - c. Pet demonstrates other behavior that constitutes an immediate threat to the health and safety of a resident, guest, staff member, neighbor, other person authorized to be on the premises or people living in the immediate vicinity of the development.
- O. With the exception of a service animal that assists a person with disabilities, pets of visitors/guests are strictly prohibited from entering property.
- P. "Pet sitting" is not permitted for any pet not already residing within the same development and meeting the requirements of this pet policy, state law, or local laws and ordinances.

2. Birds

- A. Birds must be kept caged at all times.
- B. Cages must be cleaned not less than twice a week. Waste must be disposed of in sealed trash bags and placed in the trash bin. Litter shall not be flushed down the toilet.

3. Fish

- A. The aquarium shall not exceed twenty (20) gallons and shall be placed on appropriately sized stand in a safe location within the unit.
- B. Water damage to walls, carpets, flooring or the ceiling of the unit below caused by breakage or spillage of or from the aquarium shall be the responsibility of the resident pet owner who shall be billed for actual repair costs, as required.

4. Other Animals

- A. Animals of the rodent family (i.e. hamsters and gerbils) must be kept caged at all times.
- B. Cages must be kept clean.
- C. Any other issues such as noise, odor and behavior apply the same as for dogs and cats.

H. NOTIFICATION POLICY

In the event that any resident pet owner violates these pet rules and policy, BHA shall provide written notice of such violations as follows:

1. Creation of a Nuisance

The owner of any pet which creates a nuisance within, on around the development and/or neighborhood or causes excessive noise, odor, unruly or dangerous behavior shall be notified of such nuisance in writing by management and shall be given three (3) days to correct such nuisance. Failure to comply may result in removal of the pet and/or termination of the resident pet owner's Dwelling Lease. If the resident pet owner disagrees, they may request a hearing in accordance with the BHA Grievance Procedure.

2. Dangerous Behavior

- A. BHA shall provide written notification to the resident pet owner of dangerous behavior and the resident pet owner shall have three (3) days to correct the animal's behavior. It is the responsibility of the resident pet owner to correct the violation. Failure to comply will result in the removal of the pet and/or termination of the pet owner's Dwelling Lease. If the resident pet owner disagrees, they may request a hearing in accordance with the BHA's Grievance Procedure.
- B. Any pet which causes unprovoked physical harm to any resident, guest, staff member, neighbor or people living in the immediate vicinity of the development or other authorized person present within, on or around the development shall be immediately removed from the premises by BHA without prior written notice to the resident pet owner of the action and location of the pet.

3. Lease Termination

Households who fail to comply with the terms of this policy will be subject to lease termination action according to the Authority's Admissions and Continued Occupancy Policy statement (Chapter 7 Section M) and process of legal notices.

I. INSPECTION POLICY

- 1. BHA is given permission to enter the resident pet owner's unit for the purpose of inspection if the BHA receives a signed written complaint, or if BHA staff feels the behavior or condition of the pet(s) or resident pet owner warrants same. The inspection will be made during reasonable hours, after proper notice has been given to the pet owner (48 hours' notice). In an emergency situation, entry will be made immediately. Notice will be given the resident pet owner at such emergency entry, giving the reason for such entry.
- 2. Resident pet owner must be available to physically control his/her pet during the times when BHA employees, agents of BHA or others must enter the unit to conduct housekeeping and preventative maintenance inspections, provide services such as routine work orders or such other times identified in the lease.

EXHIBIT A
Pet Information

This document must be completely filled out and a side-view picture of the pet must be attached before submitting to management. Written approval from BHA must be received before the pet is permitted on the premises and/or in the Dwelling Unit.

Name of Owners: _____

Address: _____

Telephone Number (Work): _____ (Home): _____

Pet Description: Name _____ Breed _____

Age _____

When Full-Grown: Weight _____ Markings _____

Height _____

License No. _____ Tag Info. _____

Flea Collar: Yes _____ No _____

Picture of Pet: Yes _____ No _____

If your pet is a cat, has it been de-clawed? Yes _____ No _____

Is dog/cat neutered/spayed? Yes _____ No _____

Veterinarian's Name: _____

Address: _____

Telephone Number _____

Parties to assume responsibility if you are unable to do so:

(1) Name(s) _____

Address _____

Telephone Number (Work) _____ (Home) _____

(2) Names(s) _____

Address: _____

Telephone Number (Work) _____ (Home) _____

EXHIBIT B
Veterinarian's Certification

Pet Owner's Name: _____

Veterinarian's Name: _____

Address: _____

Telephone Number: _____

Animal's Name: _____ Age _____

Animal's Breed: _____

Weight _____

Is the animal in good health? Yes _____ No _____

Is the animal suitable as a pet? Yes _____ No _____

TREATMENT:

DATE:

Parvovirus _____

Distemper _____

Rabies _____

Heartworm _____

Spay/Neuter _____

Other _____

COMMENTS: _____

Veterinarian's Signature

Date

EXHIBIT C
Pet Agreement

This agreement, entered into this _____ day of _____, _____ by and between the Housing Authority of the City of Bridgeport (BHA) and _____ (Resident), collectively referred to as "the Parties. " In consideration of their mutual promises the Parties agree as follows:

1. Resident desires and has received permission from BHA to keep the pet named _____ and described as _____ in the dwelling unit.
2. This Agreement is an Addendum to and part of the Dwelling Lease between BHA and Resident executed on _____. In the event of default by Resident of any of the terms of this Agreement and all succeeding leases, Resident agrees, upon written notice of default from BHA to cure the default within the stated time and/or remove the pet and/or vacate the premises. Resident agrees that BHA may revoke the permission to keep said pet on the premises by giving Resident written notice.
3. Resident agrees to pay BHA a refundable deposit for cats and dogs in the sum of \$200, BHA may use this deposit as is reasonably necessary to take care of any damages or cleaning caused by or in connection with said pet. At the termination of this Agreement, any balance shall be refunded within thirty (30) business days to the Resident. Resident agrees to pay BHA for any damages caused by the pet in excess of the security deposit on demand by BHA. Resident also agrees to pay other fees associated with the Pet Policy for damages and non-curbing of pets. The pet deposit must be paid prior to the pet being brought into the unit.
4. Resident agrees to comply with:
 - A. The Pet Policy
 - B. All other applicable government law and regulations such as but not limited to licensing.
5. Resident represents that the pet is quiet and housebroken, and will not cause any damage to property or annoy other residents.
6. Resident agrees that the pet will not be permitted outside the resident 's unit unless restrained by a leash, cord or chain. Use of the grounds or premises of BHA for sanitary purposes is prohibited except as posted.
7. Resident shall not permit the pet to cause any damage, discomfort, annoyance, nuisance, or in any way to inconvenience or cause complaints from any other resident, staff, or neighbor. Any soiling created by the pet shall be immediately cleaned up by Resident. If management has to remove any waste from any pet, a twenty-five dollar (\$25) charge will be made. Repeated violations (three) will necessitate removal of the pet permanently from the premises or failure to comply may result in termination of the dwelling lease.
8. Resident agrees to immediately remedy any emergency situations involving pet, (e.g., attack by pet on staff member, another resident, or a guest) as BHA determines. Resident agrees to remedy any nuisance or dangerous behavior within three (3) days.
9. Resident will be financially responsible for any flea or other insect infestation that affects his/her own or adjacent units as a result of his/her pet.
10. Any pet left unattended for twelve (12) hours or more or whose health is jeopardized by the Resident's neglect, mistreatment, or inability to care for the animal shall be reported to the appropriate authority. Such circumstances

shall be deemed an emergency for the purposes of BHA removing the animal from the premises. BHA accepts no responsibility for any pet so removed.

- 11. Resident agrees to maintain the pet(s) in a healthy condition and to update the Pet Information Form on an annual basis at the time of re-examination.
- 12. Resident agrees that BHA is in no way responsible nor liable for any action, injuries, or damages caused by the resident pet owner's pet. Nor is BHA responsible for the safekeeping or well-being of the pet. A pet is the sole responsibility and obligation of the resident pet owner.
- 13. Resident has read and agrees to comply with the Pet Policies which are herein incorporated by reference and agrees to comply with such rules and regulation as that are adopted from time to time by BHA in the future.

Manager

Resident

Resident

Date

EXHIBIT D
Affidavit

I have read and understand the Family Housing Pet Policy, Pet Agreement, Pet Information and Veterinarian's Certificate of the Bridgeport Housing Authority and agree to comply fully with their provisions. I understand that failure to comply may constitute reason for removal of my pet. If required by management to remove my pet from the premises, I agree to immediately remove any pet and I understand that my failure to do so may constitute grounds for eviction.

I have read and understand the Connecticut State Statute regarding pet ownership. I agree to comply fully with their provisions. I understand that failure to comply with State regulations may constitute fines and removal of my pet.

Resident

Unit Number

Resident

Address

The above-named resident(s) has read and signed the rules in my presence.

BRIDGEPORT HOUSING AUTHORITY

Site Manager

Date

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (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? 4
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (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

[24 CFR Part 903.7 9 (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

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:

Developed a comprehensive Pet Policy

Created the position of a Resident Associate Advocate to assist local councils and the RAB

Consistently applied Pequonnock Apartment Settlement Agreement terms for the creation of a Section 8 Voucher Homeownership Program

Preparing a comprehensive designation application that supports both our elderly and disabled population

Ensure that no units will be lost, as part of the Authority's entire inventory, during the final rehabilitation/redevelopment of Marina Village

Removed Trumbull Gardens Building 10 as a homeownership option

Authority will open Section 8 Wait List

Will apply for Section 811 funds to provide housing for disabled families and apply for ROSS grants to provide support services for disabled families

The Authority will develop links with State and local agencies that provide supportive services to the disabled person

Other: (list below)

Invitations were sent out to the following Resident Affairs Board members during the planning meetings in February, March and April.

| FirstName | LastName | Address | City | State | Zip |
|-----------|--------------|---|------------|-------|-------|
| Margarita | Nieves | 914 Seaview Avenue | Bridgeport | CT | 06607 |
| Beatrice | Lyles | 103 Cross Street | Bridgeport | CT | 06610 |
| Florence | Harding | 582 Kossuth Street 3rd Floor | Bridgeport | CT | 06608 |
| Carl | McAllister | 1512 North Avenue | Bridgeport | CT | 06604 |
| Ruby | Holland | 135 Sage Avenue | Bridgeport | CT | 06610 |
| Isabel | Pena | 3641 Old Town Road | Bridgeport | CT | 06606 |
| Elena | Balci | 261 James Street 1st Floor | Bridgeport | CT | 06604 |
| Dorothy | Massey-Grant | 121 Denver Avenue | Bridgeport | CT | 06605 |
| Janet | Parker | 1575 Boston Avenue | Bridgeport | CT | 06610 |
| Harold | Cloud | 40 Sanford Place | Bridgeport | CT | 06604 |
| Kim | Stangel | 743 Madison Avenue | Bridgeport | CT | 06606 |
| Marvalyn | Higgins | 651 State Street | Bridgeport | CT | 06604 |
| Christine | Jones | 799 Beechwood Avenue 1st floor | Bridgeport | CT | 06606 |
| Frances | Ferguson | 221 Anthony Street Apt. 209 | Bridgeport | CT | 06605 |
| Robert | Jones | Marina Village Bldg 9 Apt. 372 | Bridgeport | CT | 06604 |
| Alease | Thomas | Bldg 11 Apt. 403 555 Trumbull Avenue | Bridgeport | CT | 06606 |
| Beatrice | Thomas | 376 East Washington Avenue C-88 | Bridgeport | CT | 06608 |
| Bessie | Thomas | 376 East Washington Avenue B-122 | Bridgeport | CT | 06608 |
| Kathleen | Vila | Bldg 10 108 Iranistan Ave. Marina Village | Bridgeport | CT | 06604 |
| Denise | Taylor | Bldg 9 366 Iranistan Ave. Marina Village | Bridgeport | CT | 06604 |
| Barbara | Bivens | 376 East Washington Avenue C-38 | Bridgeport | CT | 06608 |
| Daisy | Young | Bldg 19 Apt. 108 209 Anthony Street | Bridgeport | CT | 06605 |
| Kim | Powell | Bldg. 12 Apt. 105 36 Allen Street | Bridgeport | CT | 06604 |
| Ebony | Lesley | Bldg. 19 Apt. 138 Iranistan Avenue | Bridgeport | CT | 06604 |
| Caramia | Bohlke | 534 East Washington Ave. Apt. AB | Bridgeport | CT | 06608 |
| Geraldine | McAllister | 1150 Pembroke Street Apt. 22 | Bridgeport | CT | 06608 |
| Madeline | Andujar | 40 Bell Street | Bridgeport | CT | 06610 |
| LaShonda | Yearwood | 187 Federal Street | Bridgeport | CT | 06606 |
| Cecilia | Corbin | 1126 Fairfield Avenue | Bridgeport | CT | 06605 |
| Tammie | Cobb | 675 Central Avenue Unit#13 | Bridgeport | CT | 06607 |
| Octavia | Younger | 1643 East Main Street | Bridgeport | CT | 06608 |
| Claudia | Crawford | 1086 Kossuth Street | Bridgeport | CT | 06608 |
| Elvira | Simmons | 344 Norman Street 2nd floor | Bridgeport | CT | 06605 |

RESIDENT AFFAIRS BOARD COMMENTS ON ANNUAL AND FIVE YEAR PLAN UPDATE

February 28, 2003

1. What do you mean about designating units or a site?

The Authority is exploring the options of limiting admittance into Fireside Apartments, Harborview Towers and Park City for elderly residents only. By designating a site or units, disabled non-elderly applicants may not be admitted into the site/unit. If we designate the units, one of the questions the Authority has to respond to is, "How are you going to provide housing for the disabled non-elderly?"

2. How come single persons are not allowed to live together in two or three bedroom apartments?

HUD regulations and our policy do not allow unrelated persons to live together. Secondly, the issue of determining rent for different individuals living in the same apartment would be difficult.

3. Why not use the flat rent rates in this situation?
The Authority will explore best practices and other housing authorities implementing similar initiatives and their success rates.
4. What about disabled non-elderly people living together?
The Authority is exploring options with other state departments that specifically provide support services in living arrangements. We understand that the Department of Mental Retardation and Department of Mental Health Services have individuals on their residential wait list, which can be cross-referenced with our public housing wait list. They have expressed a willingness to have discussions about how they can utilize their services to address our concerns.
5. The Authority will have problems trying to relocate people in Marina Village when you start the redevelopment.
The Authority is looking at the funding options first. We want to make sure that we can pay for a full redevelopment of the remaining site before discussing specific details of relocation. We realize issues will arise from relocation and the Authority is prepared to provide affected residents with as many options available to us.
6. What are some of the options you're thinking about?
We are considering building off-site units initially before we begin relocation. There will definitely be demolition involved if funding is approved. We are looking at phasing the projects so parts of the remaining site are affected rather than all of it at the same time. We would relocate residents into the off-site units first, with options for Section 8 vouchers, other scattered sites or public housing sites, and possibly into our 5H home ownership sites, if qualified. Again, we have not come to the point of funding approval to discuss or develop a relocation plan.
7. Can former Marina Village residents return to the redeveloped site?
We would probably consider some type of preferences for re-admittance. For instance, Pequonnock Apartment residents were given random lottery numbers. As the scattered sites are completed, they would have first "dibs" in reverse order. If they choose not to accept, the unit is made available to the next person on the lottery list. Once all former eligible residents are given the opportunity, the scattered sites will be made available to the general public housing community. It's important to note that we would retain the right to refuse re-admittance if the resident is no longer in good standing with the Authority.
8. If you get the money, how long will redevelopment be?
Total redevelopment can be 5 to 8 years if all goes well; longer obviously if there were unforeseen obstacles. If we continue to redevelop the remaining site in its current format of 2 – 3 buildings every two years, it will take the Authority 12 to 18 years.
9. How will the Authority pay for this and how much?
We are looking into issuing bonds. In layman's term, we would like to borrow money and pay for it with our Capital Fund Allocation. We get around \$4M annually based on a formula. We would look at 25 to 30% of this annual grant to pay for the loan. HUD will have to approve it before we can move forward. The current estimate of total project development including the off-site units is \$30M.
10. What will happen if the Capital Fund is cut like the Drug Elimination program?
This process requires HUD's approval and commitment. If they sign off on the bonds, they will be required to pay for the loan. What will be affected will be the difference of our current allocation and the loan payment. For example, the grant is \$4M and if the loan payment is \$1.5M, then we would have \$2.5M for other capital projects. If HUD reduces the capital fund, then the \$2.5M will be affected and the Authority would have to reconfigure its budget and capital planning. If they cut it altogether, then we would not have any funds for capital projects through this grant but the \$1.5M towards the loan would still be paid by HUD until the loan is completely paid for.

11. What are we waiting for on resident election? It is time for who ever is elected to get things going out here. The Authority is hiring a resident coordinator to assist local councils establish their organizations. Their job is specifically to address your concern.
12. What is the duty of security at Trumbull Gardens 11? They don't have to open the door because the door stays open and anybody can walk in at any time without question. The Authority will speak with the current service provider to address this issue and develop some type of sign in sheet/monitoring. The Authority is also aware that the doors require repair and we are coordinating the repair along with Trumbull Gardens Condominiums.
13. Why are children running up and down the hallways? The Authority suggests that these "neighbor relation" issues be dealt with by the residents themselves. If the issue continues to be unresolved, a written complaint may be submitted to the Site Manager and an informal hearing may be called.
14. When will the back door be fixed? You can go out the back but it locks itself and you can't get back in. The back door is designed for emergency exit. It is not designed for entry from the outside. You must go around the building and enter through the front.
15. When will the telephone get hooked up so we can use it to make calls or call someone to open the door? If you are referring to the phone system in the community room, this problem was resolved two months ago and we are certain that the phone is still operating properly. If you are referring to the phone system to "buzz" a visitor into the site, we are aware of the existing problem and are exploring other means to provide the residents the ability to "buzz" visitors in without the need to go downstairs and open the door.

March 28, 2003

1. Wasn't Wayne Street already published for sale? The Authority is required to include the disposition of Wayne Street in our annual plan update followed by a disposition application to the Special Applications Center prior to selling the property.
2. How many units are at Wayne Street? There are fifteen uninhabited two-bedroom units at Wayne Street.
3. How are you selling Trumbull Gardens Condominiums? The Authority has conducted marketing through flyers and newspaper ads. The next phase is on-site open house visits for the public. We believe that once households see the product, the Authority will get more applicants.
4. When can we see Trumbull Gardens? The Authority is still hoping to complete the "punchlist" by the beginning of April 2003; although at this point, we may not be able to open the property until May 2003.
5. Is the Authority obligated to fill the units at Trumbull Gardens? The Authority has indicated in its plans that residents/section 8 voucher participants will be moved under the transfer policy and Section 32 home ownership program. Households that move in must pass the requirements for home ownership program and must be willing to purchase the unit and show that they have the financial capability to do so at the end of their lease to own term (6 – 18 months).
6. What does project basing Section 8 vouchers mean? The Authority has the option to attach Section 8 vouchers to a unit instead of a household. Should the household decide to leave the unit, they will not be entitled to a portable Section 8 voucher. The voucher stays with the unit.

7. Project basing 105 Section 8 vouchers is good.
8. Can we revise the Father Panik Village Settlement Agreement to address the shortage of single, two and three bedroom units rather than the fives and six bedroom unit?
The Authority will explore the possibility of reopening discussion of this provision in the settlement agreement.
9. Can the Authority schedule a tour of the new housing units being built around the city?
The Authority will look into scheduling a tour for current residents.
10. Why can't we push residents that are not doing anything to work and contribute instead of sitting around and paying nothing or \$50.
HUD has reinstated the community service component of the QHWRA. We indicated in our plan that the Authority will comply accordingly to the community service requirements of eligible participants.
11. Can residents volunteer for housing authority related activities?
HUD mandates volunteer activities cannot replace regularly scheduled authority activities (i.e. clerical and maintenance duties).
12. We think its good to time limit reapplications from former residents of public housing.
The Authority is instituting a scaled time limit for reapplications from former residents of public housing depending on severity of the tenant's history.

April 30, 2003

1. When are you planning to meet the residents at the sites?
The Authority will schedule meetings with residents from each site during the months of May and June. We expect to complete the draft by June 30, 2003 for final submission. In the meantime, the draft will be a living document and will change from day to day.
2. What do I have to do to apply for the homeownership program?
Applications are available for pick up at the Community Affairs Department at 301 Bostwick Avenue. Completed forms must be returned with supporting documents at the same location.
3. Are there any other sites other than Pembroke II and Trumbull Gardens for sale?
The only other site that may be considered for homeownership is Victorian Gardens but that won't be available until 2004 - 2005.

May 27, 2003

Marina Village Residents

1. Which buildings at Marina Village are going down first?
The BHA recently signed a contract with a contractor for Buildings 21 and 29. They will be rehabilitated as part of Phase I and shall be the final buildings for that phase. With regards to the remainder of the site, the Authority has not settled on specific plans on which buildings will be rehabilitated first. The Authority is committing at least \$2 million dollars annually for the rehabilitation of Marina Village, which amount to 2 to 3 buildings annually.
2. Will there be demolition?
Yes, the BHA intends to reduce the density in Marina Village. Our goal will be to develop 70 scattered site units for relocation option purposes before we would reduce the density by the same number of units on site. In order to do so, demolition is likely. The BHA has not determined which buildings will be demolished.
3. Where will the scattered sites be?
The scattered sites will be located throughout the City of Bridgeport and we plan to locate them within five years.

4. Who can go in these scattered sites?
The goal is to offer families with as many choices for relocation. Families living in buildings that will be rehabilitated first would most likely have first options for these units provided they maintain their good standing with the Authority.
5. What happened to the bonding idea that was being talked about before?
The BHA's Board of Commissioners has tabled this option. The cost to pay for the bonding was prohibitive and long-term to the Authority. And there were no guarantees that Congress would not cut the Capital Grant Program, which would be the only source of funds to pay for the bonds.
6. The Authority should check the basements in the buildings because that's where all the "funk" and rodents live. Do something about it, especially when you do the rehabilitation.
The Authority will take it in under advisement and incorporate some type of remedy for this issue in its architectural plans.
7. The Authority shouldn't admit people that don't know how to be good neighbors.
The Authority utilizes as many screening criteria at its disposal to ensure that our residents can live successfully and peacefully in our communities. And each one of our residents underwent the same and equal process as the next. However, the task of 100% guarantee that all residents will be "perfect" is impossible. The Authority is charged with providing housing for all types of families and individuals with or without some type of issue. The role of the Site Manager becomes tantamount to our efforts to ensure safe, decent and peaceful environments.
8. Please check the readmission policy for daughter who used to be in my apartment but left and now I want her to come back into my lease?
Requests for addition of a new member of the household must be approved by the BHA, prior to the actual move-in by the proposed new member. The BHA must conduct pre-screening, including Criminal Background History Report, of the proposed new member. Only new members approved by the BHA will be added to the household.
9. What are you going to do with the community building?
The community building will be the start of Phase II, wherein the building will experience additions and improvements with new classrooms, meeting facilities, new staff office spaces, new restrooms and a stage area. The site will remain open as the plans call for minimal disruption in the delivery of services to the residents.
10. We shouldn't have a basketball court because the people that use it do not allow me to park closer to my apartment since I am an elderly person.
The basketball court will not be removed. The Authority recommends that you utilize the Housing Police Unit to provide some type of assistance so you may feel safer and confident to park your car closer to your home.
11. You shouldn't put the playground too close to the street
The Authority will comply with all zoning regulations as it relates to setbacks from streets. We will ensure that the playground area is far enough away from the street to minimize dangerous situations.
12. What are flat rents?
Residents are offered a choice between income-based rent and flat rent during annual re-certification. Should a you choose income-based rent, you shall pay 30% of their income. Should you choose flat rent, you will pay 90% of the Fair Market Rent rates based on the location and unit size you are in. A chart is available for your review at your Site Manager's office.

May 28, 2003

Harborview Towers and Scattered Site Residents

1. How will applicants be notified when Section 8 wait list opens?
The Authority will publish a notice on the CT Post indicating the particulars of the opening of the wait list.
2. Why don't you have handicap accessible units at Harborview Towers?
The Authority can and will make reasonable accommodations to handicapped households for accessibility, provided that we conduct a needs and cost assessment, determine if there are funds available and when the funds can be expended, and proceed with the procurement process and approval.
3. I need my door entrance fixed, there's a space between the door and the frame that someone can use a credit card or something to open my door.
The Authority will explore the use of molding, door sealant, or metal plates to reduce the gap.
4. I'm interested in the homeownership program. I want to combine my income with a non-family member to meet the minimum income requirement. Is that possible?
The homeownership site at Pembroke II will return as public housing initially. Therefore, a household composition must meet our own policies and standards, which excludes non-family members from participating. Best friends do not qualify as a family member.
5. If the minimum income requirement for Pembroke II is \$35,000, that doesn't really help low-income people.
The Authority based its minimum income requirement on the financial institution standards. In addition, the HUD identified maximum income for a family of 4 and is still considered low-income is \$56,500. We wanted to ensure that households that purchase these particular units can afford not only the mortgage payments and family expenses but also the maintenance of the site. When and if the boiler breaks down, who's going to pay for it and how will they afford it with an income of less than \$35,000?
6. I'm a single parent. How do you expect me to earn \$35,000?
The program is designed to assist families that are closer to gaining independence. The Authority does not expect you to earn \$35,000 but we are sure your household has its own personal financial and career goals. In addition, we recognize that many of our families are not earning as much; therefore, we opened the program to combining incomes with other family members willing to co-own the site, not co-sign a loan.
7. If you cannot afford the mortgage after your 12-month lease-to-own term, can you return to public housing?
Yes. The applicant may return to the program from which they came from provided they are not undergoing eviction proceedings for non-payment and/or lease violation.
8. What is the time limit before I have to return to public housing?
The eligible applicant must participate in the lease-to-own program for at least 12 months. We may extend this for another 6 months for a total of 18 months before deciding on their homeownership fate. The applicant must return to public housing after this time frame if they choose not to purchase the unit.
9. Can you put in an accessible restroom here in the community room?
The Authority will incorporate this request in its Capital Fund Program statements. Please be advised that this may not occur quickly.
10. How about us residents who earn between \$25,000 and \$35,000? Can you offer homeownership sites for us?
The Authority made Trumbull Gardens Building 10 available for homeownership as a condominium site for this particular income group. We received over 100 applications and not one has agreed to purchase a unit at the site. Therefore, we recently determined that homeownership at Trumbull Gardens Building 10 will not be available. We shall begin our deliberations for other homeownership opportunities for this income range group.

11. If the person dies, can a family member receive the unit?
The will of the deceased person generally determines who inherits the person's belongings. The program allows for inheritance to occur. However, if the deceased person did not have a will, the Authority will retain the right of first refusal.
12. You should remove the medical alarms at Harborview Towers.
The Authority has not decided to remove these alarms at this point. Should we decide to remove the medical alarm, we must find an alternative for safety reasons.
13. Are there any scattered sites for sale?
Residents who meet the income requirement of \$35,000 may submit a written request for purchase of the home. The Authority will consider the viability and affordability of this request under the Section 32 homeownership plan.
14. What if you reside in a house and don't meet the income requirements for purchase of the unit, will I be relocated?
The question is moot because the Authority will not displace families in units not identified as homeownership property. Your site has not been identified as such.
15. How much are the houses at Pembroke II?
The value of the houses will be based on a fair market analysis conducted by an independent source. The analysis has not been done.

May 29, 2003

Fireside Apartment Residents

1. How can you get rid of people that don't belong here?
The Authority operates its evictions through the Admissions and Continued Occupancy and Policy and the Tenant Lease Agreement. The Authority makes every effort to enforce its policies and will vigorously do everything at its disposal to evict those who are in gross violation of its policies.
2. I think that going through the vet every year to get my dog's shots and other requirements are too expensive for me and I may not be able to afford them? I'm already paying the pet deposit plus I have to go to the vet every year.
We recognize that the cost to taking care of a pet can be expensive. However, we wanted to ensure that those desiring to have and care for pets is serious. Second, we believe that pets need to maintain its health and by going through a vet is a secure way for us to verify that you do take care of the pet. Finally, owning a pet may change from year to year thus the need to go through the annual vet review.
3. I think the \$200 pet deposit fee is too high?
The Authority is taking this feedback under advisement and shall review its policy. However, in the meantime, we believe that this rate is fair if one is truly serious about taking care of a pet.
4. Shouldn't pets be walked off the premises?
Pet owners should follow the instructions of its Site Manager. As each site has its own specific conditions and may be different from one location to the next.
5. Shouldn't dogs and pets be on leashes?
Yes, the Authority's policy is that dogs must be on a leash.
6. Do I have to pay for the deposit fee for a bird?
No, the pet deposit is for cats and dogs only.

7. Do I get the deposit fee back?
Yes, when the pet dies or when you leave the premises.
8. I'm an animal lover and I feed the wild animals.
The Authority encourages folks not to feed wild animals as it may have a detrimental effect to the behavior of that wild animal, it increases contact thus risk between wild animals and pets, it also increased risk for human and wild animal contact, and property damage can be caused by the wild animal.
9. I see drug activity going on in one of the buildings. What will you do about it?
The Authority takes drug activity seriously and this particular situation may be under surveillance operations. We are not at liberty to discuss our current operations. However, the Authority shall look into the specific situation and determine if action is required.
10. Why are you talking to us about the homeownership program when it doesn't apply to us?
The Authority allows families to co-own a property and combine their incomes to meet the minimum income requirements for homeownership. Some but not many of the residents here may have children or other relatives who, when combined with their income, may meet the income requirement and be interested in our homeownership products.
11. How do I apply for homeownership?
This is a perfect example of someone who may be interested because they have a daughter who works and when combined with their income will meet the requirement. Interested applicants must call the Community Affairs Department at 337-8888 to pick up an application. The Department is located at 301 Bostwick Avenue in Bridgeport.
12. Isn't \$35,000 too much for homeownership?
No. The Authority is using standards set by financial institutions. When we researched the program, banks generally used a \$30,000 minimum income requirement. We want to ensure that families who purchase homes from the Authority can afford to maintain the property, not just the mortgage.
13. What about us who don't make that much? Are there opportunities for us?
Currently, the Authority is exploring a Section 8 Voucher Homeownership Program, wherein the payment standards can support a mortgage loan with greater flexibility for the purchaser to find a home in the community rather than assigning a unit.
14. My daughter might want to buy a house. How can she apply for that?
If your daughter is not a public housing resident or a Section 8 participant, she cannot be eligible. However, you may co-own the unit with her and you would be the qualifying resident. She can co-apply with you and combine her income with yours to reach the minimum income requirement. It is important to note that your daughter must co-own the unit, not co-sign a loan.
15. Why and who came up with the idea of the card readers for laundry because it's very hard to operate?
The vending company had this technology available for use. The Authority determined that having less cash on site is less problematic and easier to track. The Authority can call the vending company to conduct another training session for those that are having difficulty using the system.
16. I think it's simple to use.
The Authority recognizes that for some folks, operating technology is fairly simple while difficult for others. The Authority will call a meeting with the vendor to conduct the training for residents of Fireside Apartments.

17. We need a second restroom in this facility.
The Authority is utilizing the former restroom as the laundry facility area. We also enlarged the restroom to serve residents with disabilities. We do not foresee adding a second bathroom in this community room.
18. What will happen to me if I'm disabled and you get approval for designation?
No one will be displaced as a result of designation. Designation affects only new applicants.
19. You should make Fireside a congregate housing site.
The Authority has looked into bringing services into this community and has not had as much success in securing a service provider. Most service providers want to ensure there is critical mass of participants for the program to financially operate. There are not enough participants at Fireside Apartments.
20. I agree that you should designate Fireside for elderly only.
We intend to submit the designation application upon the approval of this annual plan in October 2003. We should hear from HUD Chicago within 2 to 3 months whether we have approval or not.

June 3, 2003

PT Barnum Residents

1. When and how can we find out about Section 8 wait list?
We expect the wait to open sometime in the Summer of 2003. A notice will be published in the newspaper.
2. Can I live in public housing and hold onto a voucher?
Yes, the Authority initially issues the vouchers for 120 days with 30 day extension for good cause and 60 days for elderly or disabled families. However, the voucher must be returned to the Authority should you be unsuccessful in finding a unit in the given time frame.
3. My mother got a Section 8 voucher. She met with a landlord and told her that the rent was going to be a certain amount. When she returned with the voucher, he had raised the rent. Is that legal?
To determine if there was discrimination, your mother may and should file a complaint with the Fair Housing Office of the City of Bridgeport. If no discrimination laws were violated, the Authority has no recourse.
4. I'm seeing a lot of dogs in our community, what can you do about it?
The Authority will institute a new policy, which allows us to conduct eviction proceedings for failing to comply with the Pet Policy. We shall then enforce this policy to the fullest extent possible. In your particular situation, the Authority allows pets at PT Barnum, except for dogs. Households with dogs are in violation of the policy.
5. What about those households that are very loud with their music and play all night long? I can't sleep.
The Authority has at its disposal policies that govern behavior. However, it is our challenge to prove nuisance activities such as your situation. We shall conduct policy enforcement forums with our legal counsel, the housing police unit, our Site Managers, Chief of Security, and residents to determine how to connect our resources together so we may find the best procedure with regards to enforcement of our rules and regulations.
6. I don't see the officers very often. Aren't they supposed to be patrolling the site?
Not so long ago, the police officers were shared between Marina Village and PT Barnum. However, we recently agreed upon an increase in the number of police officers assigned to the Housing Police Unit and are now able to patrol Marina Village and PT Barnum separately.
7. What are their hours?
The police unit works in the afternoon, evening and overnight hours. They do not patrol in the morning shift.

8. I want to participate in a local council but we stopped meeting.
The Authority has a job opening for a Resident Associate Advocate to provide critical assistance to local councils and the Resident Affairs Board to organize and conduct their meetings in a professional manner. The job opening has not been filled.
9. How many units are going into Park City Manor?
120 single-bedroom units for elderly families only. 35 of those units will be for congregate housing for the elderly.
10. How do I qualify for that?
A 3-person committee conducts a functional analysis. If you fall within a certain range, you will qualify.
11. What is included in the congregate services?
One hot meal a day, recreational activities, basic health maintenance, and household chores are basic services available and paid for by the state.

June 4, 2003

Trumbull Gardens Residents

1. Dogs shouldn't be allowed in Building 11. It's not safe.
The Authority has restricted dog ownership for Building 11. The townhouses may own a dog provided that the dog complies with the Pet Policy.
2. I have a pit bull and I take care of it and it doesn't bother anybody. I'm not going to let my dog go.
HUD allows the Authority to restrict breeds and size of dogs. We will not allow pit bulls in our properties.
3. What's going to happen to Building 10?
Originally, the Authority wanted to utilize this building for homeownership option. Due to the limited number of interested applicants, we have decided to return the building as public housing with income preferences and other criteria similar to scattered site housing preferences.
4. That's good. I wouldn't have bought it even if I could have afforded it.
5. What can the police do about people loitering in the streets and common areas?
The Authority will conduct community sessions with the Police Unit to clearly identify their role within our community. As such, the police unit cannot respond to any situation unless it is a legal issue. Loitering may be a violation of our lease but not a violation of local, state and federal rules.
6. Then what's the point of having police unit if they can't help out.
On the contrary, the housing police unit has helped tremendously in preventing criminal activity just by their presence. We have reduced violent and drug activity in the site by more than 50%. In addition, since they are housing police unit for this community, we also suggest that residents develop a rapport on their own with each police officer. Residents are free to approach and communicate their concerns with the officer on duty. For instance, if there are people loitering in the front of your yard and you know that these people do not live in Trumbull Gardens, you may call the police unit to stop by your home and check out the situation. Their presence may disburse loitering. Nevertheless, we will schedule community meetings with the police unit so you may express your concerns directly with them.
7. Can they patrol the hallways in building 11?
No, unless they are called in for a legal issue. But we should include this concern when we meet with them.
8. Why won't the security guard let me use the bathroom in building 11 on the first floor? What if I'm disabled and I can't move fast enough to get to my apartment?

There were concerns expressed in the last few months that individuals who do not live in building 11 utilize the restroom and it became an issue. The Site Manager instructed the guards to deny any person from using the restroom. However, the Site Manager will revise this policy to allow for use by residents only.

June 18, 2003

Public hearing transcripts related to comments from attendees:

Ms. Vice read the letter received via fax from the Bridgeport Child Advocacy Coalition stating their concern on the Authority's proposal to demolish housing units and designate up to 480 units of housing for elderly only at the same time that the BHA Waiting List for families has been dramatically increased. A testimony will be submitted next week by Ms. Marilyn Ondrasik, Director of Bridgeport Child Advocacy Coalition.

Mr. Richard Tenenbaum of Connecticut Legal Services distributed his letter on the concerns regarding the Authority's Annual and Five Year Plan. He requested a copy of the plan to review the changes to the income.

Mr. Tenenbaum stated most of the items he had questions had been answered particularly the Section 8 Homeownership Program. He commented he is still concerned about the lack of concrete plans for Marina Village and suggested if this is not going to be applied this year, it should not be part of the plan, as it tends to alarm without really helping. At last year's hearing the BHA indicated it intended to replace all the units and it intended to replace anything before it is demolished. What has been put into the Plan's draft does not comply with the regulations, as it requires fairly strict disclosure of Plan. The Authority does not have the plans.

Ms. Vice stated we have the ongoing renovations of Marina Village; therefore, it has to be acknowledged in the Authority's planning process. Because we will continue the renovations in phases or until we have identified the final funding source and the method of achieving 100% revitalization of this complex, it must be disclosed in our Plan. A statement in the plan is required because we are utilizing our federal resources on a continuous basis.

Mr. Tenenbaum also commented on the designation of the units and questioned if the Authority was aware on the number of units it would get when applying for units for families with disabilities. He stated that reviewing the waiting list, it contained as many disabled applicants as there were elderly. Yet the Authority has approximately 500 units elderly only, zero units disabled only. Ms. Vice stated that in the plan, we indicated using Boston Commons and Stratford Avenue until we receive approval.

Mr. Tenenbaum stated the Authority is taking away the large developments and putting back a few small ones. Ms. Vice stated we recognized there has to be a balance and this is the reason we are utilizing Section 8 certificates; and working with agencies that deal with the population. Our biggest concern is that our elderly residents live in fear because some of the young disabled resident activities. There are a few and they make life increasingly miserable for the elderly population making them not to want to remain in occupancy. Until there are firm programs to establish assistance for the young disabled living in these kinds of communities, it is detrimental and counterproductive to the peaceful enjoyment of everyone. We will not deny a person coming up on the waiting list if they are disabled an opportunity to have some type of housing assistance. There are certain communities where it is beneficial for the Authority to allow it, if a majority of the occupants are already elderly, to proceed in that manner and develop resources necessary to assist those families.

Ms. Vice stated we may purchase a development and designate it strictly for the elderly or purchase a three family house and work with a social service provider to give services to house persons who have disabilities. We have many things we are looking at; however, we want to state that it has not worked in the past because it has prevented us from maintaining occupancy levels in certain communities. We want to avoid this given the fact many people need assistance in our community. We had a tremendous battle occupying Harborview Towers because of the reputation of the mix population in this complex. We worked on removing the stigma and have finally gotten it to the point where the occupancy numbers are increasing.

Mr. Tenenbaum commented other housing authorities are successfully mixing large developments by linking with social service providers. There are obviously non-elderly disabled residents who are a threat who should be moved if they cannot be accommodated. There are also elderly residents who are threatened because someone looks and acts different and is not objectively a threat to anyone. Mr. Tenenbaum stated he is really concerned about what happens to the families that want to get in and do not. HUD's easy answer which does not work here is providing mainstream vouchers and street voucher for people to take and live somewhere else. We know in Bridgeport you cannot take the voucher and live somewhere. This is not a solution. The project-based voucher is a good idea and it may help. It is important not to develop your different kinds of segregated communities to avoid Fair Housing Act problems.

Mr. Tenenbaum added he would like to see pro-activity on the part of the agency supporting the mentally ill patients and the Authority to do some creative problem solving. A number of cities and Stamford Housing Authority have regular meetings to try to address the mentally ill problems. Maybe the Authority could look at it as an alternative or an adjunct similar to what the Authority is doing. Mr. Tenenbaum stated they are really concerned about taking all of those units out of the market for the disabled until the Authority knows there are enough units coming back on. Given the HUD budget, the competitiveness of the few dollars available and the time it takes to turn money into shelter, and saying Section 811 will be used to replace the units, is really problematic until the Authority actually has the inventory and has really assessed it to be enough.

Ms. Vice stated the Authority recognizes the manner and timeline involved; however, we have some legitimate concerns on the mixing of population. Our concerns are not just here in Bridgeport. It is throughout the State of Connecticut. How do we best protect the assets we presently have? If we allow the deterioration to continue we will not be able to house anyone because the assets are not going to be used. There are significant resources that the elderly can choose from and with the aging population that is seen in the census data indicating we will need more elderly housing, we have to figure out a proper balance. We are going to try to achieve a proper balance, but in the meantime we have to figure a way to lessen the strain in terms of providing shelter for those in need. We do not want to deny persons with disabilities an opportunity to have housing; but we also need to make sure those persons being housed in our community can live there independently and not interfere with the rights of others. Ms. Vice stated we hear and recognized the concerns. We are going to try to strike a balance; however, we think that at this juncture this is the best way to proceed to resolve the issue.

Mr. Reggie Johnson of Connecticut Post questioned what happens with the elderly person with mental illness and the disabled young person that does not have mental illness but needs an accessible apartment. Ms. Vice stated this was an issue we will address. We have a social worker who deals with persons in our community with disabilities such as mental illness. It is their responsibility to connect them with a service provider to help them live independently. We are also engaging the services of MSW to help us define the proper treatment necessary to help the persons stay in our communities. The young disabled in a wheelchair are presently offered accommodations. We will look to bring in resources whereby we can accommodate them, as whenever we do a complex over a certain number of units, we are required to have them accessible for persons with physical disabilities.

Mr. Johnson questioned if there are sufficient inventories for the disabled. Ms. Vice stated there have not been sufficient units in our community. When this was planned thirty years ago no one envisioned single persons in need of affordable housing because they were able to find housing in the outside market. This is a new dilemma.

Mr. DeGuzman added that some of our staff has called the mental health association and other organizations to work with them because there is an interest on the part of the Authority to have dialogue with them. The ball is now on their court. Mr. Tenenbaum suggested reaching out beyond mental health providers such as the State. Mr. DeGuzman stated we have contacted DECD. Ms. Vice commented on President Bush's initiative to establish sheltering of all persons and none of the directors she has spoke with from other Housing Authorities have been invited to the table to participate. This would be the perfect vehicle for us to get some synergies to help address this issue.

Mr. Tenenbaum stated the Authority's Pet Policy is still not in compliance with State and Federal laws by having a flat and total ban of dogs in certain developments. The law says you can regulate but you cannot ban dogs. Ms. Vice commented this was based on the insurance provider claims on pets. Ms. Vice stated a legal opinion will be obtained on Mr. Tenenbaum's comments.

Mr. Tenenbaum supports the additions to resident services. Ms. Vice stated the Resident Advocate position is still open and is working to find the appropriate person to fill the spot on a part time basis. We have reached out to the Norwalk Housing Authority because their resident organizations are doing well. We need someone to attend the resident meetings, report the issues to us and help guide the residents through the process to make sure they are advocates on their own behalf for their community.

Ms. Terre Daniels of Family Services Woodfield, Inc. questioned what were the specific incidents or nuisance when mixing the elderly and disabled resident. Ms. Vice stated that the single male, young disabled, issues are high concentration of prostitutes in and out of the building, knocking on elderly doors late at night; excessively alcohol and drug use and congregation of persons outside the unit when the elderly residents are trying to get in their apartment; or the elderly residents are on the elevator and are not comfortable with the mannerism and the way they are being approached by some of the young disabled. These are some of the issues that make it uncomfortable for the elderly resident. Some of the young disabled might have a mental illness or a substance abuse problem and we cannot ask those questions when they apply for housing. It is only when we get them in our community do we realize there is something.

Ms. Daniels questioned how could social service agencies collaborate with the Authority to work with this group of people so they are able to live together? Ms. Vice stated the close monitoring of them by the family members, or the social service agency to reduce the amount of tension until we are able to receive other resources would help. Perhaps some of the young and disabled do not want to be in an elderly community. But this is the only affordable place we can place them. If we develop other resources it may be conducive to provide separate housing for them.

Ms. Kathleen Vila, President of the Resident Association, expressed her gratitude for the plan and commented her concern on the elimination of the one bedroom units at Marina Village, as there are many one bedroom residents that fall under this category. Where will they go if they are disabled or the married couples whose children are gone, who are too young for elderly housing?

Ms. Vila commented why limit the number of birds. Mr. DeGuzman stated this will be examined more closely as it is an issue of maintaining a certain number of birds in the cage.

Ms. Vila commented the resident association has an office in Building 26, which is being dismantled and the association was not advised. Ms. Vice stated the office will be relocated. Once the management office is rehabilitated, the resident program and services would be housed on the second floor of this building.

At this time, the Chairman adjourned the meeting.

October 10, 2003

Resident Affairs Board Meeting to review revisions to the Annual Plan

1. Who is eligible for the Scholarship program?

Any resident of public housing who is pursuing a college education or higher education are eligible to apply for the scholarship program.

2. How would one go about applying for the program?

Applications are available through the Greater Bridgeport Area Foundation and at your local high schools. The Area Foundation administered the process.

3. How much can one get?
The available funds are based on the earnings of the endowment. It can range from about \$1,000 to \$2,000.
4. How many scholarships are available?
It is based on the amount of funds available and the number of eligible applicants.
5. Why are we spending less on Harborview Towers?
HUD has reduced our Capital Fund allocation and we are pushing the heat replacement program to another year. We are spending less this year but we planning on spending the money next year for the heating system upgrade. The Authority has determined that the heating system can carry the load for this coming winter season.
6. What is the \$125,000 for at Harborview Towers?
It is for the conversion of one unit into an accessible unit.
7. We see that you are also spending less this year on development activities. What does that mean?
The development activities were based on the scattered site housing program under the Marina Village redevelopment program. We are reducing and/or delaying the expenditure of funds for the express purpose of developing scattered site housing.
8. I think it's a good thing that you are reducing the income requirements for the homeownership program.
The Authority has determined that by decreasing the income requirement from \$35,000 to \$30,000, we will increase the pool of eligible applicants.
9. Why include firefighters, police officers, teachers and veterans in the homeownership program?
The purpose of including these groups is to ensure the diversity and mixture of the community. We are determined to develop a viable community. By allowing ample opportunities for these groups, we believe we can achieve a highly mixed neighborhood.
10. By doing so, you might limit the opportunities for public housing and section 8 participants.
The Authority's priority is to house public housing and section 8 participants. We will make every effort to house as many eligible public housing and section 8 participants before we house firefighters, teachers, police officers and veterans.
11. If the payment is 35% of a household's income, then it's not fair for the higher income family to pay more than for a family earning less.
The 35% payment is the maximum a family will pay. If the loan including taxes and insurance is less than 35%, then that will be the household's responsibilities. In addition, a family earning more will have a smaller silent second mortgage. Meaning, the household will have pay the Authority less should they decide to resell the house.
12. Can a sheriff apply?
The Authority may consider a sheriff as a police officer. We will clarify if the definition of a police officer includes sheriffs.

PUBLIC HEARING NOTES

DECEMBER 16, 2003

In attendance: Jonas de Guzman, Collin Vice, Commissioner Carlos Garcia, Commissioner Wayne Haschak, Commissioner Kathleen Vila, Anita Falco, Cynthia Long, Patsy Michelle

1. You should locate the handicap accessible unit at Harborview Towers in the lower level floors.
The Authority has not decided where the handicap accessible unit will be but we will take your comment under advisement.

2. What is a declaration of restrictive covenants?
It is a document by which use a unit by a homeowner is governed. It indicates what you can and cannot do, how you can resell the property and how the resale proceeds are to be disbursed. It is essentially a rule book.
3. What about us who have completed the homeownership training? Do we still need to go through another training once we move in the unit?
No. The training requirement is designed for new applicants who have not completed any type of training program.
4. Explain to me again how you're going to occupy Pembroke II. Will you occupy it with residents who could be eligible for the program or anybody that qualifies as a public housing resident?
The plan is to occupy the units with residents who would be eligible for homeownership based on our proposed standards. The intent is to sell it to whoever moves in there.
5. What is your timetable for the homeownership program?
We shall submit the Annual and Five Year plan by January/February. Once approved, we shall submit a formal application to HUD SAC for the homeownership plan in March/April. We expect to receive their comment soon thereafter. In the meantime, some units are coming back online in January and February and we intend to occupy them with the proposed incentive transfer policy.
6. Can you explain to me about relocation for homeownership?
The Authority reserves the right to relocate a family if they decide not to buy the unit at the end of the 24-month maximum time period but at the expense of the Authority.
7. If we move into the home, buy the property and decide to resell, do we have to get the Authority involved or can I sell it in the open market?
The Authority must recoup the silent second mortgage and must be included in the resale process. As part of the Declaration of Restrictive Covenants, the Authority will reserve the right of first refusal. The Authority may have some prospective low-income families eligible for homeownership.
8. Is there a time limit to how long they can live there?
Once the unit has been purchased, the family may live there as long as they want. And the longer they live there, the more of the silent second is forgiven including any realized equity.
9. What about transferring ownership to a family member?
There is language in the Declaration of Restrictive Covenants for inheritance in cases of death but transferring ownership while the homeowner is surviving is not allowed.
10. Can the family take out insurance to cover the house/mortgage?
The bank may request mortgage insurance coverage. We will encourage households to take out one.
11. How do you break the lease from the scattered site office?
The household's file will be transferred without issue with the lease, since the household will be transferred from one public housing unit to another. The household however must sign a new lease reflecting the conditions in the Lease-to-Own program. The household's security deposit will not be affected by this transfer.
12. What about if you are a Section 8 voucher recipient?
The Authority will not reimburse a household for breaking their lease with a landlord in order to participate in this program.
13. What is the second mortgage for Section 8?

The Section 8 homeownership program is in draft form. The policy statement is being analyzed and prepared for public consumption. Second mortgages are utilized only if the family cannot afford full payment of a mortgage based on their subsidy and/or income. Typically, the first mortgage is paid for by the household. If it is insufficient, then their Section 8 subsidy can cover all or part of a second mortgage.

14. Can we use our reserves to finance the mortgages? We can be the bank and collect the interest rate?
The Authority may act as the bank collecting on payment and interest. We shall seek approval from HUD prior to doing so.
15. Shouldn't we include the disclosure form with the application form?
The Authority will include a disclosure form with the application form to maintain an arms length transaction between an applicant and any committee member.
16. Will Section 8 applicants be required to work to be eligible for the program?
The main component of eligibility is a minimum income. Household's must work to meet this minimum income requirement.
17. What's the difference between Section 8 homeownership and Section 32 homeownership?
Section 8 homeownership is much more mobile and can be applied towards a home that a household chooses in the open market. Section 32 is sale of public housing units to eligible families.
18. Are these units ready?
No but some are ready to receive a certificate of occupancy.
19. Will we have a choice which lot to purchase and will there be a difference in price?
No. The Authority will utilize assignment of a unit based on availability.
20. How are you going to take care of the vacant units from vandalism?
The Authority will make necessary repairs should vandalism occur at Pembroke II.
21. How do you determine what the mortgage will be and what the household will be responsible for?
The maximum payment allowed by HUD is 35% of a household's income. This must pay for taxes, insurance, principal and interest. The Authority cannot include utilities in this program due to it being single-family homes and utilities will be assigned to the leaseholder not the Authority.
22. Do you think that down payment will be more or less than \$7,500?
We cannot specifically determine at this point if it will be less or more than \$7,500. We recommend that household's save at least this much as down payment and closing costs may vary. In addition, households must be prepared for moving expenses.
23. All those units are single-family units?
Yes. 4 bedrooms and 2 baths.
24. What about Victorian Gardens?
These are designed as townhouse-style units.
25. What are the requirements for eligibility and your process?
Residents must meet two-year residency requirement first followed by a minimum income of \$25,000. Then the committee reviews for the following: stable employment history, excellent payment history, clean criminal background checks for all members 18 years and older, clean inspection reports, good credit history followed by date/time then by lottery. The committee makes a recommendation based on these factors for transfer. Resident

Selection Office processes the transfer request and an assignment letter is sent out. Household signs on lease-to-own lease and may move in at their convenience.

26. The Authority can sell the units outright?
No. The units must be in the Authority's inventory for at least one year before we can sell the property. However, at the time of purchase, if the family can pay for the appraised value without the need of a silent second mortgage, the Authority may sell the unit outright.
27. Is there a difference between the eligibility requirements for scattered site units vs. this homeownership program?
Yes, mainly revolving around minimum income requirements; \$25,000 for homeownership and less than \$25,000 for scattered site. The household has to go through a second background check for homeownership, not for transfer to a scattered site.
28. Does the family have to fit the unit size?
Preferably yes. However, if the Authority encounters occupancy problems because of this requirement, we may consider families that do not have the family size but meet all other requirements.
29. How do you encourage low-income families from purchasing homes?
Through various policy statements, which allow for income exclusion, income-based rent or flat rent payment, and participation in self-sufficiency programs and Independent Development Account programs. Families have to go through a process of becoming more self-sufficient before they can achieve homeownership.
30. Will flat rents be applied to this site?
Yes, the Authority will use the East Side/East End schedule.
31. How many units do you plan to designate at Stratford Avenue apartments?
We have not established a quota of the number of units to be designated.
32. How can we prevent issues from occurring at Stratford Avenue as they are occurring now in Harborview Towers?
Selection is the first key then monitoring by site managers followed by utilizing community resources to address personal issues.
33. Have we included Atlantic Street in the disposition plan?
No, as the intended use of this one unit is a temporary exemption from our operating activities thus the Authority is not required to include in the disposition plan. However, we do need permission to use the unit as a security post before we do so.
34. Can you explain to me the changes to the Annual Plan as it relates to Capital Fund Statements.
The Authority added copies of previous year's statements as requested by HUD.
35. Is it possible to send comments made by residents and CT Legal Services to the board?
Yes. A copy of the original annual plan dated July 18, 2003 was given to the board for their review, which includes resident comments and community organizations. Should the board require a new book, we shall supply them in a timely manner.
36. How many people attend your resident affairs board meeting?
Average of 3 to 5 during the three meetings. Additional meetings at local sites were conducted and attendance was taken and is included in the template.
37. How were residents advised of public hearing?
CT Post, written notices, flyers and teleprompter

38. Can we get cable service at Marina Village?

Depending on which cable operator the person contacts. Cablevision is reluctant to fully service the area based on profitability. The main provider remains to be Earthcom Systems. The Authority's obligation is master antenna service and we are in compliance with this requirement.

39. Is the Authority suggesting that we are limiting the types of professionals to move into Pembroke II? I'm a little worried about some type of discriminatory practice based on a type of profession.

The intent is to mix the neighborhood and get a broad range of incomes. The Authority will review its homeownership documents with its counsel to ensure that the policy does not discriminate any group.



CONNECTICUT LEGAL SERVICES

A PRIVATE NONPROFIT CORPORATION
211 STATE STREET BRIDGEPORT, CT 06604
TELEPHONE (203) 336-3851
FAX (203) 333-4976
E-MAIL CLSBRIDGEPORT@CONNLEGALSERVICES.ORG

NADINE NEVINS
RICHARD L. TENENBAUM
REGIONAL DIRECTORS

JENNIFER C. BERGSIEKER
LORIS L. COHEN
DAHLIA GRACE
STEVEN C. KILPATRICK
LISA RICH
CAROLYN RICHTER
ELLEN ROSENTHAL
MARIA A. VARONE
JENNIFER VICKERY
CATHERINE WILLIAMS
ATTORNEYS-AT-LAW

MARY E. GREY-FOX
OFFICE MANAGER

NILDA PLANAS
WANDA E. SERRANO
LEGAL SECRETARIES

ADMINISTRATIVE OFFICE
62 WASHINGTON STREET
MIDDLETOWN, CT 06457
(860) 344-0447

TIMOTHY BATES
BOARD CHAIR

MARVIN FARBMAN
EXECUTIVE DIRECTOR

LAW OFFICES

211 STATE STREET
BRIDGEPORT, CT 06604

587 MAIN STREET
NEW BRITAIN, CT 06051

153 WILLIAMS STREET
NEW LONDON, CT 06320

20 SUMMER STREET
STAMFORD, CT 06901

85 CENTRAL AVENUE
WATERBURY, CT 06702

872 MAIN STREET
WILLIMANTIC, CT 06226

SATELLITE OFFICES
(CALL FOR OFFICE HOURS)

5 COLONY STREET
MERIDEN, CT 06451

62 WASHINGTON STREET
MIDDLETOWN, CT 06457

98 SOUTH MAIN STREET
SOUTH NORWALK, CT 06854

564 PROSPECT STREET
TORRINGTON, CT 06790

155 WEST MAIN STREET
ROCKVILLE, CT 06066

June 18, 2003

Ms. Collin Vice and Commissioners
Executive Director
Bridgeport Housing Authority
150 Highland Avenue
Bridgeport, CT 06604

Dear Ms. Vice and Commissioners:

The following are our comments regarding the Bridgeport Housing Authority's One and Five Year Plan.

Resident Services

We support the additions to the resident involvement goal. The resident councils have had difficulty engendering new leadership and will benefit from the BHA's efforts.

Executive Summary

The Pequonnock summary should be revised to change the term "Section 8 Enhanced Vouchers" to Section 8 Housing Choice Vouchers," as "enhanced" is a term of art, applying to their use in formerly project-based subsidized housing.

Shortage of Affordable Housing - Strategy 1

Utilizing housing choice vouchers to assist in development of housing ought to be particularly helpful in increasing the supply of suitable units available to voucher holders. In such a difficult market, it is imperative that the Housing Authority be proactive.

Specific Family Types - Elderly and Disabled Needs Tables

The Housing Needs table identifies housing affordability and supply as having the most severe impact on very low- and extremely low-income families and supply as having the next most severe impact on virtually all identified population groups. Affordability is also most severe for elderly families and families with disabilities and minority families.



We are therefore surprised to see the BHA proposing actions that will have the effect of reducing housing opportunities for families generally and families with disabilities, in proposing demolition and disposition of public housing and designation of a substantial portion of its inventory as for elderly families only. We believe that these actions will harm the affected groups and oppose these plans.

The public housing waiting list has grown nearly three times since the last plan. Families with children make up 84.6 per cent of the total list. Elderly families comprise 7.3 per cent and families with disabilities, a nearly identical 7.1 per cent. Yet, the Housing Authority proposes to demolish and dispose of family units and to designate 488 units of housing presently for elderly and disabled families as elderly only, while designating no units for disabled families only.

Demolition Proposal

In last year's Agency Plan, this office observed that the plan to demolish a portion of Marina Village was too vague. At the hearing, the executive director stated that the Housing Authority intends to replace lost units, even before families are relocated. We support improving the BHA's housing stock but cannot support any depletion of the inventory.

Once again, this year's plan does not discuss the Housing Authority's replacement and relocation intentions. The Capital Fund discussion is less specific than in last year's plan. The following is our discussion of the Marina Village plan submitted last year, and we wish to incorporate it into this year's comments:

We are distressed that the draft plan describes in the most general terms the BHA's intention to demolish a number of buildings at Marina Village, without providing any specifics, not even the number of affected units, stating that the number will be confirmed during future discussion. We believe that this provision violates 24 C.F.R. §903.7(h), as it fails to inform residents and the public of the Authority's plan for demolition. The Capital Fund 5-Year Action Plan describes an intention to demolish at least 71 units in 7 buildings through October 2005, but that period covers three years, not five, and the demolition discussion in the plan states that the activity will be carried out through September 2007. This disclosure is insufficient.

Of greater concern, though, is the disclosed plan itself. During the past year, the BHA closed its public housing wait list, because there were too many families applying for too few units and unable to be served. The PHA Plan's Statement of Housing Needs notes affordability, supply and quantity as most severe or second most severe for extremely and very low income families and minority families. The plan to reduce the inventory conflicts directly with this finding.

We continue to believe that the plan as disclosed does not comply with the regulations. While it is admirable that the Authority prefers to consult with the community before finalizing its plans, this is not what the PHA Plan is required to disclose. If the Authority intends to replace units before taking them off line, that intention should be expressed in the plan. Perhaps the Authority's plans are so indefinite that the long-term intention to demolish a portion of Marina Village does not belong in this year's plan. We support a community-wide discussion on what is best for the development and the neighborhood and perhaps a brainstorming on the best means for obtaining sufficient funding. From what has been disclosed in the Plan and the report of discussions with residents, it seems that it is premature to state that demolition is intended for Marina Village in this year's Plan.

Designation of Units

Last year we expressed concern about limiting access to families with disabilities:

We also express concern with the plan to designate certain buildings as for elderly residents only without any discussion of what would happen to persons with disabilities in need of public housing. As with the proposed demolition, this proposal conflicts with the Authority's finding that affordability, supply and quantity are most severe problems for families with disabilities.

This year's Plan alters the BHA's policy designating relatively small developments as elderly only to designating the entire inventory of larger developments at Fireside Apartments and Harborview Towers as elderly only, while designating Trumbull Gardens Building 11, Stratford Avenue and Boston Commons as mixed elderly and disabled. As noted above, designating 488 units for elderly residents and only 121 units for elderly and disabled is wholly disproportionate to the need and the demand reflected on the waiting list. Under Strategy 1: Target available assistance to Families with Disabilities in the shortage of affordable housing need, the BHA checked the box "Seek designation of public housing for families with disabilities," yet it does not do so in the Plan for any of its units.

This action disproportionately harms families with disabilities. It may lead to an inability on the part of the BHA to fully lease up its existing units at Fireside and Harborview, if roughly half of the eligible families presently on the waiting list suddenly become ineligible. In addition, this loss of housing opportunity may ultimately clash with the loss of Marina Village units, as we have been told that several of the unrenovated units at Marina Village that might face demolition contain one-bedroom apartments, suitable for single persons with disabilities without children.

The Housing Authority also checked the box stating an intention to apply for special-purpose vouchers targeted to families with disabilities, as is appropriate when units are

designated. However, the executive director has many times in the past publicly observed the difficulty families have in utilizing housing choice vouchers. In fact, families receiving the Pequonnock Apartments replacement vouchers, even with assistance from case managers and high payment standards have not been particularly successful in leasing these vouchers up. It is not reasonable to believe that vouchers can substitute for the loss of the hard unit inventory for families with disabilities. We suggest that the BHA rethink these proposals.

Section 8 Homeownership

The template contradicts itself. In the Section requesting information on Section 8 Homeownership, page 59, the BHA checks that it does not plan to administer a Section 8 homeownership program. However, on page 5 in the Five-Year Plan, under the "Increase assisted housing choices" goal, "Explore the creation of a Section 8 Homeownership program in compliance with the Pequonnock Apartment Settlement Agreement as a component of the overall BHA Homeownership program." is listed. Then, on page 60, under PHA Community Service and Self-sufficiency Programs, Services and programs offered to residents and participants, "Preference/eligibility for section 8 homeownership option participation" is checked.

The settlement avoiding litigation over the Pequonnock Apartments demolition committed the BHA to develop a program. Family Services Woodfield, the operator of the mobility and self-sufficiency program has encountered continuing interest in this program. The BHA must make its provisions consistent and should revise this section.

Pet Policy

We will simply repeat the comments made last year that we believe that the Authority's Pet Policy, as articulated in both plans is in violation of federal law:

The draft plan template excludes the keeping of dogs from nearly every one of the BHA's housing developments kept in family housing are inactive. The BHA is apparently unaware that the final regulations were issued on July 10, 2000, at 65 Fed. Reg. 42517, and have been in effect for nearly two years. HUD regulations now permit pet ownership in all public housing, subject to reasonable regulation. 24 C.F.R. §960.707. In addition, we have told staff several times, including at a previous PHA Plan hearing, that the pet deposit policy violates state law to the extent that the sum of the pet deposit and the security deposit held by the Authority exceeds the amount authorized to be collected by Conn. Gen. Stat. §47a-21(b). The BHA must immediately develop a pet policy consistent with law.

Testimony on PHA Plan
June 18, 2003
Page 5 of 5

My office appreciates your courtesy in facilitating our comments and remain available to consult over issues within our technical knowledge or to assist you in any other way.

Very truly yours,

Richard L. Tenenbaum

Ms. Collin Vice
Executive Director
150 Highland Avenue
Bridgeport CT 06604
T: 203/337-8900
F: 203/337-8830
www.bridgeporthousing.org



Commissioners
Carlos M. Garica
Jeri L. Boyd
Wayne J. Haschak
Roberto Rodriguez
Bessie Thomas
*Housing Authority of
the City of Bridgeport*

July 14, 2003

Connecticut Legal Services
Attention: Richard Tenenbaum
211 State Street
Bridgeport, CT 06604

Dear Mr. Tenenbaum,

SUBJECT: Annual and Five Year Plan Comments

The Housing Authority is in receipt of your written comments as well as your verbal testimony at the public hearing held on June 18 and our response is as follows:

Demolition Proposal: "During the past year, the BHA closed its public housing wait list, because there were too many families applying for too few units and unable to be served...The plan to reduce the inventory conflicts directly with this finding...From what has been disclosed in the Plan and the report of discussions with residents, it seems that it is premature to state that demolition is intended for Marina Village in this year's Plan."

The plan template extends to five years and it is not premature to inform the residents of our intentions. We had hoped that a financing plan would have materialized by now and would have subsequently conducted planning meetings to go into greater detail what the Authority options were. As such, we have not determined a specific financing plan and our current format of rehabilitation will remain. Regardless of scope of rehabilitation/revitalization, we have made it clear to all our residents during our planning meetings for this Annual Plan that the Authority cannot afford to lose any more units and a Scattered Site unit replacement plan must be the Authority's priority before actual physical demolition of units and subsequent relocation. In addition, it is our intent to replace 1:1 for every unit removed from Marina Village. Finally, the Authority has and will keep its public housing wait list open, which is currently over nine hundred applicants, despite our right to close the list when it reaches above six hundred. Secondly, our waiting list is not closed.

Designation of Units: "We also express concern with the plan to designate buildings as for elderly residents only without discussion of what would happen to persons with disabilities..."

Upon further study and comments from residents of Fireside Apartments and Harborview Towers, there is a growing concern of the problems that arise when a mixture of elderly and disabled non-elderly residents live in densely populated communities. We are finding that securing the peaceful enjoyment of residents in their communities is becoming more complicated and harder to satisfy. We

realize that the Authority needs to make a compelling case to the U.S. Department of Housing and Urban Development when requesting for designation specific to the elderly population only, which must answer the question “how will the Authority provide housing to families that may be displaced or be denied housing due to its designation action.” The Authority is committed to partnership dialogue with state, local and community agencies to address the unique problems of mixing elderly and disabled non-elderly families prior to submitting its formal application for designation. Meanwhile our concern also is to maintain acceptable levels of occupancy and in some communities the only way to achieve this is to designate certain complexes. Further, census data indicate that more and more persons will reach the age of this elderly classification in the next ten (10) years, which represents 18.4% of the population and 33% in twenty (20) years. By designating approximately 20% of our housing stock at the completion of the Father Panik Replacement program, we shall meet this upward curve.

Pet Policy: “We will simply repeat the comments made last year that we believe the Authority’s Pet Policy, as articulated in both plans is in violation of federal law.”

The Authority disagrees with this statement. The Authority was careful and mindful to satisfy Federal and State Statutes as well as local laws. We allow for pets in all our communities. However, as stated in 24 CFR 960.707(b) (4), “Reasonable requirements may include but are not limited to: restrictions or prohibitions based on site and type of building or project, or other relevant conditions.” Therefore, we will continue to prohibit dogs in sites whose units are without a private yard and/or sites that consist of more common areas than private areas.

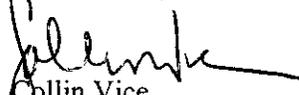
Secondly, the Authority is permitted under 24 CFR 960.707 (b) (1) to require payment of a refundable pet deposit to cover additional costs attributable to the pet and not otherwise covered. According to Conn. Gen. Statute 47a-21(10), the definition of “security deposit means any advance rental payment other than an advance payment for the first month’s rent and a deposit for a key or any special equipment.” Therefore, it is our belief that the statute is silent in prohibiting landlords from establishing a refundable pet deposit.

Finally, upon further research and discussions with local officials, we have found no other laws that limit our ability to set a reasonable and refundable pet deposit.

The Authority is appreciative of your written comments as we look to ensure that we address your concerns with viable, lawful and comprehensive approaches of our activities. We shall continue to be open for your consultation over relevant issues affecting our policies and procedures while endeavoring to have wholesome communities in which our residents can live.

Sincerely,

HOUSING AUTHORITY OF
THE CITY OF BRIDGEPORT



Collin Vice
Executive Director

cc: Jonas De Guzman
Olive Harbor
Bernavin Armstrong



Bridgeport
Child
Advocacy
Coalition

RECEIVED
JUN 26 2003

"Mobilizing on Behalf of Children"

Steering Committee

Margie Powell
Chair

Rae Sharp
First Vice Chair

Alma Maya
Second Vice Chair

Rev. Anthony L. Bennett
Immediate Past Chair

Sandra Agosto
Merle Berke-Schlesel
Carol D. Birks
Marta Calderon
Edith Cassidy
Carmen Colón
Kathleen M. D'Amico
Pearl M. Dowell
Gina Dunston-Boone, M.D.
Mary Eady

Robert Francis
Linda Goldenberg
Frances E. Haynes

Christine Hazzard
Jack Hickey-Williams
Margaret Hiller
Ramón Jiménez
Brian J. Langdon
Darcy Lowell, M.D.
Fernando J. Muñoz
Nadine K. Nevins
Janice Park

Lynne Raymond
Kevin Simmons
Gina Simpson
Lynda J. Spearman
Ludwig Spinelli
Daniel Stracka
Donna Thompson-Bennett
Helen B. Wasserman
Scott K. Wilderman
Katherine Yacavone

Honorary Members

Nancy S. Gilliland
Dorothy Herrmann
Alison C. Mitchell
Laura Lee Simon
Cesar Batalla
In Memoriam

Marilyn Ondrasik
Director

TESTIMONY

of the

BRIDGEPORT CHILD ADVOCACY COALITION

before the

Bridgeport Housing Authority

June 23, 2003

The Bridgeport Child Advocacy Coalition, BCAC, and its 81 member organizations, **strongly urge you to reconsider plans to demolish part of the Marina Village public housing development and to designate up to 488 units of housing for elderly only.** The availability of affordable housing is grossly inadequate throughout Connecticut, especially in the City of Bridgeport. We cannot afford to lose anymore existing housing units through demolition, particularly when the replacement units on previously demolished units are not complete. In addition, we are concerned that such a high number of units plan to be set aside for elderly housing. In Bridgeport, families with children make up the overwhelming majority of those on the public housing waiting list, 84.6%. We cannot further limit their options by designating such a huge number of units to a population that does not include them.

Bridgeport has experienced a decline in both population and housing units since 1990. However, the nearly 5% decline in the housing stock has been *far greater* than the 1.53% reduction in the population. Despite the slight decrease in population, Bridgeport remains the largest city in the state as far as population with the smallest area of any city or town in the region – making it CT’s most densely populated city, with 8,720 people per square mile. The City’s 2001 Gaps Analysis estimated that Bridgeport had a homeless population of 1,667 individuals and families. Bridgeport is not alone. Homeless shelters statewide have had an 81% increase in request for services over the past year and a half. Quite simply, there is not enough affordable housing to meet the growing needs. Additional demolition of housing units at this time will only add to the growing crisis.

The affordable housing crisis is exacerbated by the fact that the State of Connecticut is in deep fiscal trouble. The devastating cuts now being implemented in programs that serve low-income families will result in more homelessness and a further strain on community based social services. We must do everything we can to protect Bridgeport's children and families during these difficult financial times. We continually hear stories of parents who are paying 50-60% of their income on rent. With cuts in health care, childcare, and other social service programs, these families will be forced to either pay more for services that they currently receive, or they will go without them. Those families who are just barely making rent payments will no longer be able to make them once they must make up the difference in statewide cuts. Choosing to pay for a doctor's visit for your child or the rent to keep them housed is a decision no parent should have to make. We fear that many of these families will quickly fall behind in rent payments and face eviction, homelessness, hunger, and separation from their loved ones.

Clearly the demand for housing far exceeds the supply. To reduce that supply further by demolishing existing buildings and designating a large amount of units for use by the elderly only will only exacerbate an already dire situation. We therefore **strongly oppose the Housing Authority's plans to demolish buildings in the Marina Village Complex and to set aside hundreds of units for elderly housing only.** Many Bridgeport families have already been forced to move out of the area or double up with family members due to the demolition of Father Panik and Pequonnock Villages. We owe it to Bridgeport families to adequately house those who currently needed it before we start tearing down more units and displacing more families.

Ms. Collin Vice
Executive Director
150 Highland Avenue
Bridgeport CT 06604
T: 203/337-8900
F: 203/337-8830
www.bridgeporthousing.org



Commissioners
Carlos M. Garica
Jeri L. Boyd
Wayne J. Haschak
Roberto Rodriguez
Bessie Thomas
*Housing Authority of
the City of Bridgeport*

July 2, 2003

Ms. Marilyn Ondrasik, Director
Bridgeport Child Advocacy Coalition
475 Clinton Avenue
Bridgeport, CT 06605

Dear Ms. Ondrasik:

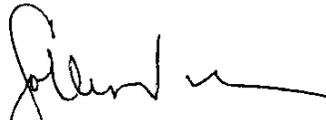
Subject: Testimony concerning the Authority's Annual and Five
Year Plan

In response to your written testimony concerning the Authority's Annual and Five Year Plan, I believe it is important we meet in the upcoming weeks to discuss in further detail your concerns and the Authority's plans as it relates to providing quality affordable housing in our community.

I trust that upon hearing each other's concerns we can mutually agree upon an agenda that supports one common goal as it relates to affordable housing in Bridgeport.

Sincerely,

HOUSING AUTHORITY OF
THE CITY OF BRIDGEPORT



Collin Vice
Executive Director

CV:am

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

- 1. Yes No: Does the PHA meet the exemption criteria provided s
ection 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
- Any adult recipient of PHA assistance could nominate candidates
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

The Mayor of Bridgeport appointed Bessie Thomas, of Harborview Towers, as a Commissioner effective December 31, 2000 to December 31, 2005.

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)

The Mayor of Bridgeport appointed Bessie Thomas, of Harborview Towers, as a Commissioner effective December 31, 2000 to December 31, 2005.

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

City of Bridgeport

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)
- Other: (list below)
The Authority is participating with the City's Asset Control Area Program

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

D. Other Information Required by HUD

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

CONNECTICUT POST Thursday, May 1, 2003

BRIDGEPORT
NOTICE
HOUSING AUTHORITY OF THE
CITY OF BRIDGEPORT

The Housing Authority of the City of Bridgeport has developed an Agency Plan in compliance with the Quality Housing and Work Responsibility Act of 1998. This Plan is available for review at the Housing Authority's Administrative Offices, located at 150 Highland Avenue, Bridgeport, CT, between the hours of 9:00 a.m. to 4:00 p.m., Monday through Friday. A public hearing is scheduled for Wednesday, June 18, 2003, at 5:00 p.m., at the Bridgeport Housing Authority's Community Room, 150 Highland Avenue, Bridgeport, CT 06604. The public is invited to attend and/or submit written comments on the Plan on or before the June 18th date. The Authority reserves the right to make changes in this document in order to render it grammatically correct, bring it into compliance with any and all applicable laws and regulations and in response to public comment. You may also view this document through the Authority's web site at www.bridgeporthousing.org. As there will be a fee for requested copies, the Authority recommends using our web site.

Attendance sheets are included in this template.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

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

PHA Certifications of Compliance with the PHA Plans and Related Regulations Board Resolution to Accompany the PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year Plan and Annual Plan for PHA fiscal year beginning 10/1/03, hereinafter referred to as the Plan of which this document is a part and make the following certifications and agreements with the Department of Housing Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).

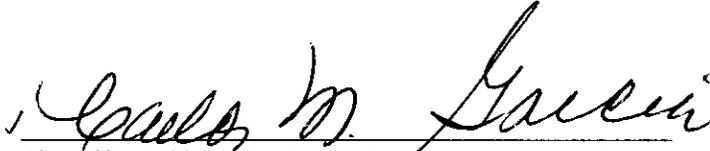
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
13. For PHA Plan that includes a PHDEP Plan as specified in 24 CFR 761.21: The PHDEP Plan is consistent with and conforms to the "Plan Requirements" and "Grantee Performance Requirements" as specified in 24 CFR 761.21 and 761.23 respectively and the PHA will maintain and have available for review/inspection (at all times), records or documentation of the following:
 - Baseline law enforcement services for public housing developments assisted under the PHDEP plan;
 - Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);
 - Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;
 - Coordination with other law enforcement efforts;
 - Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and
 - All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.
14. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
15. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
16. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
17. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
18. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
19. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
20. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
21. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.

22. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and attachments at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Bridgeport Housing Authority CT001

PHA Name

PHA Number


Signed/Dated by PHA Board Chair or other authorized PHA official

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

I, Michael Freimuth the Director of Office of Plan. & Eco. Dev. certify
that the Five Year and Annual PHA Plan of the Bridgeport Housing Authority is
consistent with the Consolidated Plan of City of Bridgeport prepared
pursuant to 24 CFR Part 91.

 7-11-03

Signed / Dated by Appropriate State or Local Official

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT

Program/Activity Receiving Federal Grant Funding

CAPITAL FUND PROGRAM

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

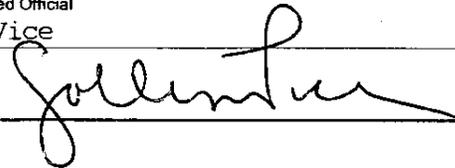
- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
- f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---
 - (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

| | |
|--|-----------------------------|
| Name of Authorized Official Collin Vice | Title Executive Director |
| Signature  | Date 06-23-03 |

Certification of Payments to Influence Federal Transactions

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

Applicant Name

HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT

Program/Activity Receiving Federal Grant Funding

CAPITAL FUND PROGRAM

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

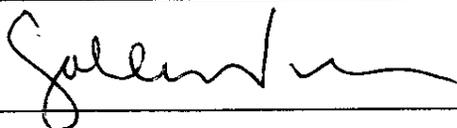
Name of Authorized Official

Collin Vice

Title

Executive Director

Signature



Date (mm/dd/yyyy)

06-23-03

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

Capital Fund Program

| STREET ADDRESS | PROJECT NO. | NO. OF UNITS | AKA | DOP |
|------------------------------|--------------------|---------------------|-----------------|------------|
| **Cedar St., 240-272 | CT26-P001-027 | **14 | | 9/24/1991 |
| **Waterview Ave. | CT26-P001-027 | | | 9/24/1991 |
| *Cedar St., 50-52 | CT26-P001-027 | | | 9/24/1991 |
| *Cedar St., 68-86 | CT26-P001-027 | | | 9/24/1991 |
| *Nichols St., 255-293 | CT26-P001-027 | *23 | | 9/24/1991 |
| Alba Ave., 327 | CT26-P001-039 | 1 | | 8/19/1992 |
| Alba Ave., 331 | CT26-P001-053 | | | 8/3/2001 |
| Alexander Ave., 192-194 | CT26-P001-033 | 2 | | 9/18/1995 |
| Asylum St., 161-163 | CT26-P001-025 | 2 | | Jan-89 |
| Atlantic St., 557 | CT26-P001-023 | 14 | Atlantis Condos | 7/19/1988 |
| Beardsley St., 197-199 | CT26-P001-053 | 2 | | 3/4/1996 |
| Belmont Ave., 51 | CT26-P001-027 | 2 | | 9/24/1991 |
| Berkshire Ave., 227 | CT26-P001-053 | | | 3/8/2001 |
| Bond St., 190 | CT26-P001-025 | 11 | Tudor Hill | Jan-89 |
| Boston Ave., 1260 | CT26-P001-022 | 33 | Boston Commons | 7/19/1988 |
| Calhoun Ave., 2-6 | CT26-P001-028 | 2 | | 9/18/1990 |
| Carleton Ave., 66-68 | CT26-P001-028 | 2 | | 9/18/1990 |
| Caroline St., 23-55 | CT26-P001-027 | 7 | | 9/24/1991 |
| Caroline St., 32-54 | CT26-P001-027 | 6 | | 9/24/1991 |
| Carroll Ave., 216-218 | CT26-P001-053 | 2 | | 6/21/1999 |
| Catherine St., 130, 132, 134 | CT26-P001-043 | 3 | | 3/18/1996 |
| Catherine St., 136, 138, 140 | CT26-P001-043 | 3 | | 1/22/1997 |
| Catherine St., 142-146 | CT26-P001-043 | 3 | | 1/16/1997 |
| Catherine St., 151-157 | CT26-P001-043 | 4 | | 1/17/1997 |
| Catherine St., 152-156 | CT26-P001-053 | | | 7/24/2001 |
| Catherine St., 163-167 | CT26-P001-043 | 3 | | 1/22/1997 |
| Catherine St., 173-175 | CT26-P001-043 | 3 | | 1/16/1997 |
| Center St., 121-123 | CT26-P001-043 | 2 | | 12/29/1995 |
| Center St., 131-133 | CT26-P001-050 | 2 | | 7/23/1997 |
| Charles St., 84-86 | CT26-P001-033 | 3 | | 9/27/1994 |
| Clark St., 396 | CT26-P001-030 | 1 | | 4/7/1992 |
| Concord St., 85-87 | CT26-P001-039 | 2 | | 8/19/1992 |
| Connecticut Ave., 428-430 | CT26-P001-053 | 2 | | 6/9/2000 |
| Cowles St., 107-111 | CT26-P001-047 | 3 | | 2/27/1998 |
| Cowles St., 27,29,31,33,35 | CT26-P001-047 | 5 | | 2/27/1998 |
| Deacon St., 195 | CT26-P001-053 | | | 3/8/2001 |
| DeKalb Ave., 142 | CT26-P001-050 | 1 | | 2/7/1996 |
| Eagle St., 258, 260, 262 | CT26-P001-032 | 3 | | 8/1/2001 |
| East Main St., 552-554 | CT26-P001-053 | 2 | | 2/6/1998 |
| East Main St., 562-564 | CT26-P001-053 | 2 | | 2/6/1998 |
| Elmwood St., 5-7 | CT26-P001-041 | 2 | | 8/19/1999 |
| Ezra St., 315-317 | CT26-P001-033 | 2 | | 6/15/1995 |
| Fifth St., 310, 314, & 318 | CT26-P001-053A | 3 | | 1/31/2002 |
| Garden Drive, 21-23 | CT26-P001-033 | 2 | | 9/27/1994 |
| Garden Drive, 54-56 | CT26-P001-033 | 2 | | 7/28/1994 |
| Grant St., 529-531 | CT26-P001-051 | 2 | | 1/13/1998 |
| Grant St., 537-539 | CT26-P001-051 | 2 | | 1/13/1998 |
| Grove St., 235-237 | CT26-P001-041 | 2 | | 8/19/1999 |
| Hallett St., 645-647 | CT26-P001-050 | | | 6/22/1992 |
| Hallett St., 649-651 | CT26-P001-053 | 2 | | 1/15/1994 |
| Harbor St., 91-93 | CT26-P001-033 | 2 | | 5/11/1995 |
| Harborview Towers #2 | CT26-P001-049 | 8 | | |
| Harral Ave., 191-197 | CT26-P001-053 | | | 7/24/2001 |
| Harral Ave., 251-257 | CT26-P001-043 | 4 | | 1/23/1996 |
| Harral Ave., 323-325 | CT26-P001-053 | | | 7/24/2001 |
| Harral Ave., 52-54 | CT26-P001-031 | 2 | | 2/24/1999 |
| Harral Ave., 58-60 | CT26-P001-031 | 2 | | 12/21/1998 |
| Harral Ave., 650-656 | CT26-P001-043 | 3 | | 1/23/1997 |
| Harvey St., 99 | CT26-P001-053 | 1 | | 9/26/2001 |
| Hawley Ave., 488-490 | CT26-P001-033 | 2 | | 11/6/1995 |

| | | | | |
|-----------------------------------|----------------|----|-------------------|------------|
| Lee Ave., 157-163 | CT26-P001-053 | | | 8/29/2001 |
| Lindley St., 715 | CT26-P001-033 | 1 | | 10/18/1994 |
| Lindley St., 717 | CT26-P001-033 | 1 | | 11/6/1995 |
| Madison Ave., 144-150 | CT26-P001-050 | 2 | | 2/7/1996 |
| Madison Ave., 145 | CT26-P001-043 | 1 | | |
| Madison Ave., 156-162 | CT26-P001-050 | 2 | | 4/24/1997 |
| Maplewood Ave., 434 | | 8 | mixed-income | 1/4/2001 |
| Newfield Ave., 272, 278, 530, 534 | CT26-P001-032 | 4 | | 8/1/2001 |
| Norman St., 855 | CT26-P001-018 | 22 | Norman Court | 7/19/1988 |
| North Bishop Ave., 218 | CT26-P001-050 | 1 | | 12/20/1996 |
| North Bishop Ave., 222 | CT26-P001-050 | 1 | | 12/20/1996 |
| North Ridgefield Ave., 566 | CT26-P001-030 | 1 | | 4/7/1992 |
| Ogden St. Ext., 1116 | CT26-P001-050 | 2 | | 3/4/1996 |
| Park Ave., 695 | CT26-P001-053K | | | 3/8/2002 |
| Park Ave., 1441-1459 | CT26-P001-037 | 10 | | 9/20/1994 |
| Parrott Ave., 130-132 | CT26-P001-053 | 2 | | 6/3/1999 |
| Pembroke Site | CT26-P001-036 | 10 | | |
| Pembroke St., 1260 | CT26-P001-026 | 28 | Malboro Court | Jan-89 |
| Pembroke St., 1373-1375 | CT26-P001-053 | | | 8/3/2001 |
| Pembroke St., 1423 | CT26-P001-053 | | | 7/24/2001 |
| Pembroke St., 1435 | CT26-P001-053A | | | 10/18/2001 |
| Pequonnock St., 235 | CT26-P001-025 | 10 | Pequonnock Towers | Jan-89 |
| Pixlee St., 181 | CT26-P001-050 | 1 | | 1/19/1996 |
| Platt St., 839 | CT26-P001-053A | | | 1/31/2002 |
| Platt St., 849 | CT26-P001-053A | | | 1/31/2002 |
| Poplar St., 408 | CT26-P001-038 | 18 | | 1/12/1993 |
| Prince St., 55-59 | CT26-P001-051 | 2 | | 1/13/1998 |
| Prince St., 63-67 | CT26-P001-051 | 2 | | 1/13/1998 |
| Prince St., 75-77 | CT26-P001-051 | 2 | | 1/13/1998 |
| Priscilla St., 370-376 | CT26-P001-034 | 2 | | 7/17/1995 |
| Salem St., 241-243 | CT26-P001-033 | 2 | | 9/29/1994 |
| Salem St., 300-302 | CT26-P001-033 | 2 | | 10/24/1995 |
| Salem St., 30-34 | CT26-P001-034 | 2 | | 7/17/1995 |
| Salem St., 40-44 | CT26-P001-034 | 2 | | 7/17/1995 |
| Scofield Ave., 128-130 | CT26-P001-028 | 2 | | 11/5/1990 |
| Scofield Ave., 138-140 | CT26-P001-028 | 2 | | 11/5/1990 |
| Seaview Ave., 1856 | CT26-P001-053 | 2 | | 4/11/2000 |
| Sedgewick Ave., 59-77 | CT26-P001-041 | 4 | | 8/19/1999 |
| Seeley St., 70-76 | CT26-P001-053A | 4 | | 1/11/1996 |
| Seeley St., 86-88 | CT26-P001-053 | 2 | | 1/3/2001 |
| Sheridan St., 45-55 | CT26-P001-035 | 10 | 1966 Seaview Ave. | 7/25/1994 |
| Sixth St., 43-49 | CT26-P001-053 | 2 | | |
| Sixth St., 60-62 | CT26-P001-053 | 2 | | |
| Soundview Ave., 581 | CT26-P001-050 | 1 | | |
| Steuben St., 20-22 | CT26-P001-053 | 2 | | 8/19/1992 |
| Steuben St., 30-32 | CT26-P001-053 | 2 | | 1/10/1994 |
| Stillman St., 554 | CT26-P001-050 | 2 | | 1/10/1995 |
| Summerfield Ave., 98-100 | CT26-P001-051 | 2 | | 1/13/1998 |
| Sunshine Circle, 156 | CT26-P001-053 | 1 | | 2/6/1998 |
| Union Ave., 659 | CT26-P001-053 | 6 | | 2/6/1998 |
| Velvet St., 69-109 | CT26-P001-029 | 20 | | 12/21/1998 |
| WARREN ST., 215 | | | OFFICES | 5/2/2002 |
| West Liberty St., 102-104 | CT26-P001-041 | 2 | | 12/21/1998 |
| West Liberty St., 289-291 | CT26-P001-041 | 2 | | 8/19/1999 |
| West Liberty St., 293-295 | CT26-P001-041 | 2 | | 8/19/1999 |
| Williston Ave., 102, 104, 108 | CT26-P001-031 | 3 | | 8/19/1999 |
| Williston Ave., 110, 114, 116 | CT26-P001-031 | 3 | | 8/19/1999 |
| Wood Ave., 380-382 | CT26-P001-041 | 2 | | 6/9/2000 |
| Woodlawn Ave., 319 | CT26-P001-053 | | | 8/3/2001 |
| Woodlawn Ave., 329 | CT26-P001-053 | | | 8/3/2001 |
| Woodlawn Ave., 335 | CT26-P001-053 | | | 8/3/2001 |
| Woodside Ave., 365-367 | CT26-P001-039 | 2 | | 8/3/2000 |

Ms. Collin Vice
Executive Director
150 Highland Avenue
Bridgeport CT 06604
T: 203/337-8900
F: 203/337-8830
www.bridgeporthousing.org



Commissioners
Carlos M. Garica
Jeri L. Boyd
Wayne J. Haschak
Roberto Rodriguez
Bessie Thomas

*Housing Authority of
the City of Bridgeport*

FOLLOW-UP PLAN

The Housing Authority of the City of Bridgeport submits the Follow-up Plan to the Resident Survey Assessment. The questions that were answered were the survey questions that received a score less than 75%.

COMMUNICATION

1. The BHA notifies residents in writing that systems will be turned off for a period of time. Utility companies notify the site staff one-week prior that the services will be interrupted for a short period of time. In the event of an emergency, site personnel will go door-to-door notifying residents. Notices are also posted strategically throughout the site. In the event of modernization activities, the BHA will notify residents in writing and post the information on the cable access channel and the Authority's web site.
2. All BHA staff and commissioners are taking Customer Service training provided by Stanton Bukowski Associates. The purpose of the training is teaching staff/commissioners how to respond to questions to the residents in a timely and professional manner.
3. Hiring a professional to work with the Resident Associations has been difficult for Authority staff. The Authority is still interviewing persons for the position. The Authority has developed a plan to provide a stipend to association officers.
4. The resident newsletter the "Word" increased publication from four issues per year to bi-monthly publication. The Resident Employment Center publishes a monthly newsletter of employment opportunities, local job fairs and training programs that is sent to residents.
5. The BHA continues to communicate to residents via a satellite cable access channel.

SAFETY

1. In response to the question of safety in your home, the BHA continues to operate a 24-officer housing police unit. The unit covers two shifts, 8-4 and 4-12 p.m. daily at our four family complexes. The unit is under the command of the City of Bridgeport police department. In addition, the BHA has unarmed security in four housing sites that is not covered by the police detail.
2. In response to the issue of safety in the buildings, the BHA has monitored security cameras in our high-rise developments. There is unarmed 24-hour security in addition to the cameras. Fireside complex has a mobile security detail between the hours of 8 pm - 4 am. The BHA has leased apartment to security guards that are income eligible to reside in two scattered site complexes. Security cameras have been installed in Atlantic St. apartment building. An on-site superintendent is residing in the newly renovated high-rise in Trumbull Gardens.
3. In response to questions three, the "Light the Night" program is in operation in all the family sites. All outside building lights were replaced in the P.T. Barnum complex this fiscal year. Old trees have been removed in all sites where the visibility was poor.
4. Reorganization of the Resident Selection department occurred this year. Residents are being screened for occupancy of the newly renovated building 10 in Trumbull Gardens. Transferred within the BHA will not be granted to residents that have had any lease violations within the previous two years.

NEIGHBORHOOD APPEARANCE

1. The BHA maintains the common areas on a daily basis. A preventive maintenance program is maintained throughout the sites. The stairwells at P.T. Barnum will be repaired/replaced on an as needed basis in Spring 2004. Funding has been secured through the 2003 Capital Fund program.
2. BHA maintenance staff maintains the exterior areas of the buildings on a daily basis. Graffiti is removed within 24 hours. Trash pickups occur three times per week in all family sites. A recycling program will be instituted in 2004 to decrease the amount of tonnage and help to reduce unsightly garbage within the sites.
3. Parking areas are maintained on a daily basis. Abandoned cars are towed; the large capacity street sweeper maintains the surrounding areas weekly. Parking spaces are numbered at each location.
4. Playground space has been hard to maintain at all of the family developments. The playground at Charles F. Greene Homes has been replaced this year through Capital Funds; the Marina Village playground will be replaced during Phase III of the major

renovation work at the site. Funding has been secured to replace the playground at Trumbull Gardens; the new playground will be installed in spring, 2004.

5. The BHA has hired an attorney that will work aggressively with staff to evict residents that consistently violated their lease on such issues as loud music, unruly quests, and fighting with their neighbors and consistently failed unit inspections for substandard housekeeping.
6. The extermination agreement continues to provide extermination of 30 units per site per month and on an emergency basis when necessary. The maintenance staff at each site maintains the basements and they are baited monthly. Basements are monitored for infestation and water. Residents are fined if they do not dispose of garbage properly.
7. Garbage is picked up three times per week at all the major complexes. Garbage is compacted six days per week at the sites that have trash compactors. The maintenance staff sweeps and removes garbage on a daily basis.

The following are attendance sheets from planning meetings with RAB and residents.

ANNUAL & FIVE YEAR PLAN REVIEW
ATTENDANCE 2/28/03
- Geraldine D. McCalister 1150 Pembroke St #22
Kathleen Vila Bld 16A-168 M.U.
Denise Taylor Bld 9, Apt 366, M.U.
Clease Thomas for 555 Trumbull Ave #403
Thelma Dawson " " #204

ATTENDANCE
MARCH 28, 2003
Kathleen Vila - Maurice Village

ATTENDANCE
APRIL: 30, 2003
ANNUAL PLAN REVIEW

Alease Thomas - for Mrs Dawson

RUBY Holland

Daniela Taylor - Marina Village

Kathleen Vito - Marina Village

BERNIE ARMSTRONG - BHA.

ATTENDANCE
HARBORVIEW TOWERS AND SCATTERED SITES
 May 28, 2003
 Annual and Five Year Plan Update

| | |
|-----------------------|---------------|
| Cidelia A. Sini | Pamela Alford |
| Emma L Leach | Marilyn Perez |
| Johli Dunn | PAT Morales |
| Elvira Legend | |
| Maria Chieny | |
| Connie Best | |
| Winita A. Price | |
| James C. Walter | |
| Wda R Chambers | |
| Shirley Young | |
| M. Effort Pagan | |
| Humberto Oliva | |
| Ana Maldonado | |
| Jesza B. Carrasquillo | |
| Juan Vaz | |
| Maria R. Priglas | |
| Jay E. Mejias | |
| C. Carrasquillo | |
| Mamie Williams | |
| J. R. Bli | |

sandra
 Candida Nunez

ATTENDANCE
HARBORVIEW TOWERS AND SCATTERED SITES
May 28, 2003
Annual and Five Year Plan Update

| | |
|------------------------------|--------------------------|
| Thelma Suarez C-27 | |
| Maribel Gonzalez Boardley St | |
| Liomara Lugo | 34 Salem St. Apt. (30) |
| Are Milton | APT. G & 4- |
| Albert De... | 376 E. W. ave. |
| Consuelo Nung | 1150 Pembroke St. Apt 13 |
| | |

ATTENDANCE
FIRESIDE APARTMENTS
May 29, 2003
Annual and Five Year Plan Update

| | |
|-------------------|------------------------|
| Irma Villanueva | 730 Palisade Ave a.H-7 |
| Gwen Lewis | 730 Palisade Ave D-8 |
| Luciano Bolla | 730 Palisade E-3 |
| Mrs Mrs Martin | 730 Palisade Ave E-1 |
| Rita Kaurich | 730 Palisade E-2 |
| - Adelberto Brito | 730 Palisade H-3 |
| Grace Kenny | 655 Palisade F-11 |
| | |

**ATTENDANCE
FIRESIDE APARTMENTS
May 29, 2003
Annual and Five Year Plan Update**

| | |
|---|-----------------------------|
| Gladys Carter | 655 Palisade B-13 |
| Marcia Hamilton | 655 Palisade B-10 |
| Mary Balsano | 655 Palisade B-2 |
| Helen Kostak | 655 Palisade G-7 |
| ^{Thudie} Gertrude R. Chamberlain | 730 Palisade Ave. B.8 |
| Jennie Nadner | 730 Palisade Ave F5 |
| Habryta Azbicki | 730 Palisade F3 |
| Carolyn Mubshy | 730 Palisade A-5 |
| POLINE LOVIJUSTE | |
| Lucetta Skendone | 655 palisade Ave D-7 |
| Theresa Castro | 655 Palisade D-11 |
| Mary Lucia | 655 Palisade Ave D2 |
| Alberta Numbert | 655 palisade ave C-5 |
| Helen Marcell | 75 Stewart St. D2 |
| Jennie Fuller | 75 Stewart St. B3. |
| Helen Harris | 730 - A 9 |
| Louise Scott | 730 Palisade Ave |
| 730 - Palisade ave. | |
| Marcia Hamilton | |
| 730 Palisade Ave B-1 | |

ATTENDANCE
 PT Barnum Apartments
 June 3, 2003
 Annual and Five Year Plan Update

| | |
|---------------|----------------|
| Mary J Hooker | |
| Maria Millan | Bldg-3 Apt-208 |

Attendance - June 4, 2003

Trumbull Gardens

- 1) Alice Middleton
- 2) Tracy G. Badgett
- 3) Cortha Davis
- 4) Lisa Brown
- 5) Arnie Werrell
- 6) Cleese Thomas
- 7) Nouella Mendosa
- 8) Ernestine Rust
- 9) Rosa McFadden
- 10) Terrence Marcus
- 11) Tasha Houser
- 12) Fulbarie Dawson
- 13) Yareni Black
- 14) Rushnee Valentine

Jean Jackson Family Services
Woodfield

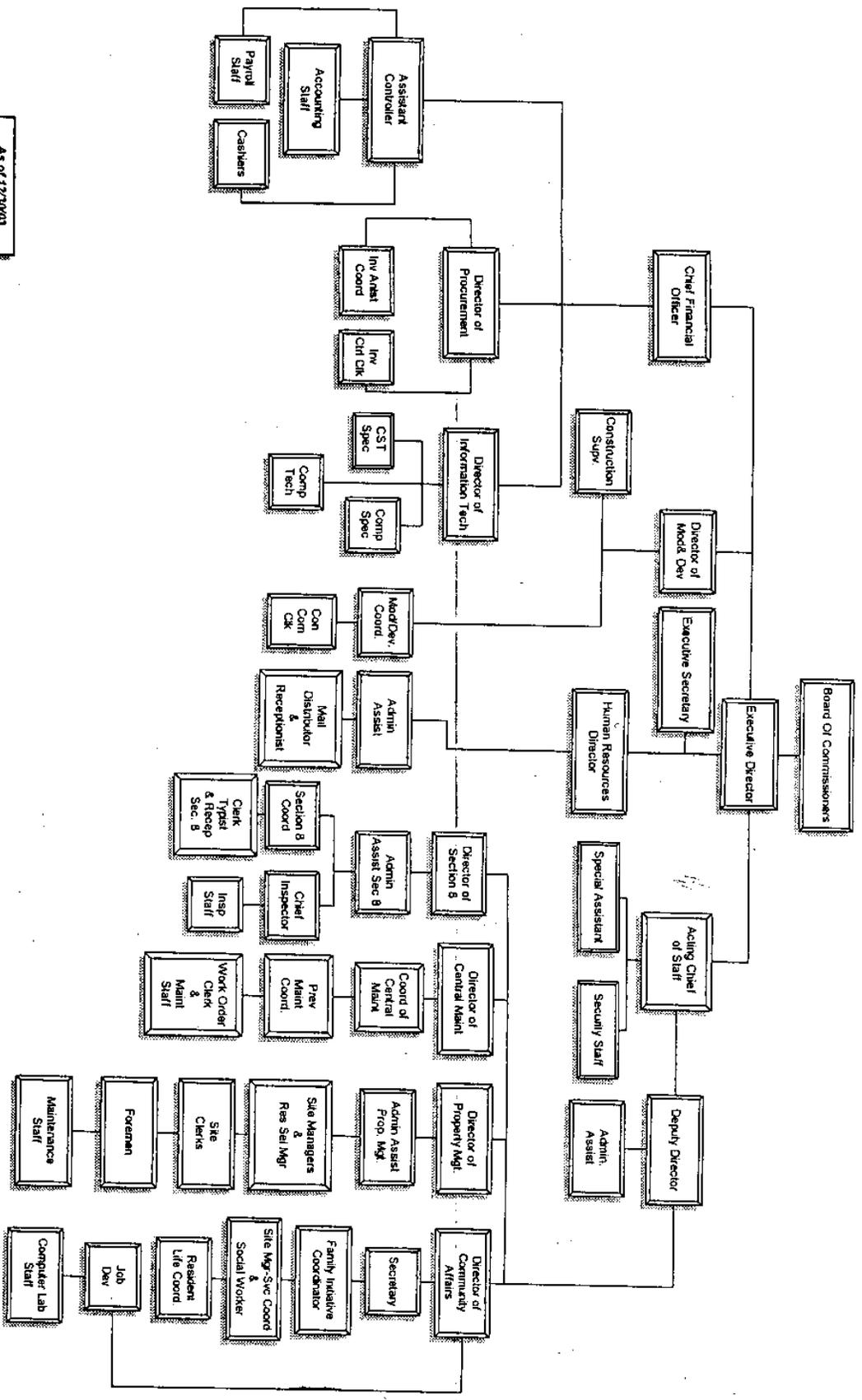
Demise Taylor - M.V. Bld 9 Apt 366

Kathleen Vile - M.V. B.10 A.108

Alease Thomas

10-10-03

Resident Affairs Board Meeting



As of 12/31/00

Table of Contents

| | <u>Page</u> |
|--|-------------|
| Executive Summary | 4 |
| ‘Moving Forward 2003 Update’ | |
| Introduction | 5 |
| Purpose and Intent | |
| Mission | |
| Strategic Goals, Action Objectives and Action Indicators | |
| Housing Needs Assessment | 14 |
| Purpose and Intent | |
| City of Bridgeport Socio-Economic Climate | |
| Statement of Housing Needs – City of Bridgeport | |
| Statement of Housing Needs – Bridgeport Housing Authority Waiting List | |
| Strategies for Addressing Housing Needs | |
| Financial Resources | 17 |
| Purpose and Intent | |
| FY2000 Resources | |
| Eligibility, Selection and Admission | 18 |
| Purpose and Intent | |
| Public Housing Eligibility, Selection and Admission | |
| Section 8 Eligibility, Selection and Admission | |
| Rent Determination | 32 |
| Purpose and Intent | |
| Rent Payment Standards – Public Housing | |
| Rent Payment Standards – Tenant Based Section 8 Assistance | |
| Operations and Management | 36 |
| Purpose and Intent | |
| BHA Management Structure | |
| HUD Programs Under BHA Management | |
| BHA Management and Maintenance Policies | |
| Grievance Procedures | 40 |
| Purpose and Intent | |

Table of Contents (Cont.)

| | |
|--|-----------|
| Capital Improvements | 41 |
| Purpose and Intent | |
| CGP Funding | |
| Hope VI Activities | |
| Mixed Finance Development Activities | |
| Demolition and/or Disposition | 42 |
| Purpose and Intent | |
| General Requirements | |
| Demolition and/or Disposition Requests | |
| Designated Housing | 44 |
| Purpose and Intent | |
| BHA Designation Activities | |
| Conversion of Public Housing | 45 |
| Purpose and Intent | |
| Homeownership | 46 |
| Purpose and Intent | |
| BHA 5(h) Program | |
| Community Service Programs | 47 |
| Purpose and Intent | |
| Safety and Crime Prevention | 50 |
| Purpose and Intent | |
| Need for Measures to Ensure the Safety of Public Housing Residents | |
| BHA Plan for Addressing the Problem of Drug-Related Crime | |
| FY 2000 Crime and Drug Prevention Activities | |
| Coordination between BHA and Police | |
| Ownership of Pets in Public Housing | 53 |
| Purpose and Intent | |
| Civil Rights Certification | 64 |
| Purpose and Intent | |
| Authority Certification of Compliance | |

Fiscal Audit.....65
Purpose and Intent
Fiscal Audit

Asset Management.....66
Purpose and Intent

Other Information..... 67
Resident Advisory Board
Statement of Consistency with Consolidated Plan

Appendices, Attachments, Certifications and Supporting Documents

These attachment correspond to hard copy attachments in the Annual and Five Year Plan Book

| <i>Book attachment</i> | <i>Description</i> | <i>Template attachment</i> |
|------------------------|---|----------------------------|
| • Attachment A | Annual Plan Narrative | ct001a01 |
| • Attachment B | Admissions & Occupancy Policy | N/A |
| • Attachment C | Section 8 Administrative Plan | N/A |
| • Attachment D | Additional Policies | N/A |
| • Attachment E | Grievance Procedure | N/A |
| • Attachment F | Approved 5(h) Homeownership Plan and Section 32 Homeownership Plan | N/A ct001b01 |
| • Attachment G | Procurement Policy | N/A |
| • Attachment H | Pequonnock Apartments Settlement Agreement | N/A |
| • Attachment I | Procedure Manual | N/A |
| • Attachment J | Lease | N/A |
| • Attachment K | Draft Section 8 Voucher Homeownership Program | N/A |

Executive Summary – 2003 Update

This year, the Authority continued to focus on reducing the number of units remaining to complete the Father Panik Village Replacement Initiative. And we shall explore the use of Hope VI funds to complete the renovations that are presently being staged at Marina Village.

One of our most accomplished activities this year was the hiring of our Resident Job Developer and the successful completion of our first job fair, along with our being able to engage some of our residents in job readiness programs, either organized by BHA with outside vendors or making referrals to existing programs. We also were able to employ seven residents, full time, and provided temporary employment opportunities for another ten residents. Average employment duration has been between three to six months.

The self-sufficiency program has increased and is growing; however, our biggest challenge will be to have the social service providers deliver services that our participants may require or seek out others who can fill the void.

This year, we continued to invest in our employees with training in order that we better service our program participants and the public.

Crime in our complexes continue to come down, although we are monitoring very closely Charles F. Greene Homes and Marina Village.

We continue to focus on property management improvements in the areas of site appearance, curb appeal and a reduction in Tenant Accounts Receivables.

Finally, we will continue our focus of creating viable Resident Associations and engaging other community institutions to become partners with us to better service the users of our programs.

Introduction

Purpose and Intent

The [Public Housing Five-Year and Annual planning requirement](#) is critical to the success and direction of the Bridgeport Housing Authority. The Five-Year Plan describes the mission of the Authority and the Authority's long-range goals and objectives. The Annual Plan provides details about the Authority's immediate operations, program participants, programs and services, and residents' needs for the upcoming fiscal year.

Both planning mechanisms require the Authority to examine its existing operations, needs and inter-agency relationships, and to devise long-range and short-range strategies to address those needs. Through the following Five-Year and Annual Plans, the Bridgeport Housing Authority outlines its policies to make more efficient use of Federal assistance, more effectively operate its programs, and better serve its residents.

Information regarding any activities outlined in this plan can be obtained by contacting the main administrative office of the BHA at 150 Highland Avenue, Bridgeport, CT, between the hours of 9 AM and 4 PM.

The BHA 'Moving Forward' Plan is available for inspection at the main administrative office of the BHA at the address listed above, and in the BHA Site Offices between the hours of 9 AM and 4 PM. The 'Moving Forward' Plan supporting documents are available for inspect at the BHA main administrative office at the address and times listed above.

Mission

The Bridgeport Housing Authority is committed to providing quality, affordable housing and services in an efficient effective and creative manner. We will serve our residents by providing affordable housing opportunities in a safe environment; revitalizing and maintaining neighborhoods; and forming effective partnerships to maximize social and economic opportunities. This mission shall be accomplished by a fiscally responsible, ethical, and professional organization committed to excellence in public service.

Strategic Goals and Action Objectives

In order to accomplish the mission statement, the Authority has developed the following *strategic goals* – broad statements that express what it aims to accomplish over the next five years. Under each goal fall *action objectives* for the Authority that are achievable, clear, concise, consistent and measurable. The *strategic goals* and *action objectives* are not independent; they are directly related to the City's identified community needs, [the City of Bridgeport Consolidated Plan](#), and the Authority's Mission Statement. Where appropriate, to further explain the need for the action objectives, they will be followed by an action objective indicator statement.

Strategic Goal #1

Expand the availability and supply of assisted housing

Action Objective #1

Reduce public housing vacancies by:

1. Striving to sustain an occupancy rating of 94% by October 1, 2004 and 97% by October 1, 2005. The BHA will continue to identify policies and procedures that impact the availability of assisted housing. As we identify those issues, we will make every effort to revise them to achieve our goal. In our most recent assessment of vacant units and increasing housing stock due to the Father Panik Replacement Program, Pequonnock Apartment Scattered Site Replacement Program, and other BHA initiatives (i.e. Trumbull Gardens Building 10, Pembroke II), we recognize that these will impact our occupancy/vacancy rates. We are committed to our efforts to maintain a high occupancy rating by utilizing creative and tested policies and procedures.
2. Reducing vacant unit turn-around time from current average of 155 days to 70 days by October 2004 and less than 30 days by October 2006. The Authority has reduced its long-term vacancies to just 1 unit. As we reduce our long-term vacant unit to 0, it will impact our average unit turn-around time. We have implemented staff training activities to increase the skills of our workforce so we may address the number of make ready days.
3. Re-introducing 20 units as per Pequonnock Apartment Settlement Agreement. The City of Bridgeport is directly responsible for the production of these units according to the Authority and HUD standards. At the completion of each site, the Authority will ensure that all approval processes have been followed.
4. We had intended to keep our public housing waiting list open; however, due to the volume of our current list at 1600, we closed the public housing wait list until further notice.

Action Objective #2

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

1. We are exploring the possible application for HOPE VI funding for major redevelopment plans. As the Authority grapples with the need to redevelop certain major sites as quickly as possible within its limited funds, the Authority is exploring the option of utilizing HOPE VI funds, if approved. With access to larger funds, we can pursue major redevelopment of such sites as Marina Village. This plan is subject to Board approval and HUD approval.
2. Letter of credit to be used for the acquisition, construction or rehabilitation of housing for low and/or moderate income households. The funds will not be used to supplement our general operating expenses. It is anticipated that the primary source of the credit will be from the sale proceeds of homeownership units or rental income should we elect to maintain a property within our portfolio.
3. State partnerships to build affordable housing supported by Section 8 Vouchers. The Authority is in discussions with the CT Housing Finance Authority to support this initiative wherein non-profit developers can access funds to build affordable housing units and in turn be secured by project-based Section 8 vouchers. The Authority

recommends utilizing 250 Section 8 vouchers as part of this initiative. The proposed plan is an attached file to the Annual and Five Year Plan Template, ct001c01 and ct001d01.

4. Application and use of Section 811 funds for assisted housing for the disabled family. The Authority recognizes the need for support systems for individuals and families who are disabled. In particular, single disabled non-elderly individuals. The Authority lacks the appropriate housing units and we intend to apply for these funds so we may build single bedroom units for this population.

Action Objective #3

Acquire or build units or developments for various housing options to include:

1. Developing 70 scattered site units as part of the Marina Village rehabilitation program. These units must be completed first prior to proceeding with relocation and demolition.
2. Redeveloping the balance of Marina Village that will achieve reduced density, better streetscapes and curb appeal, and a mixed-income neighborhood. We intend to continue our current course of action by rehabilitating 2 to 3 buildings annually, while developing the scattered site units.
3. Completion of 20 units at Pembroke II for the Section 32 homeownership program. We expect the contractor to complete the project by March 2004. Two applicants have been identified and pre-qualified to participate in the program. They are currently attending homeownership counseling funded by the Authority. Until as such time as the plan is approved by HUD, the Authority will operate the site as a scattered site facility with occupancy guidelines specifically for homeownership. The policy statement is located in Chapter 4 Section S of the Authority's Admissions and Continued Occupancy Policy.
4. Completion of the Hollow Homeownership Program.
5. Utilize Section 811 funds to build units for assisted housing for the disabled family. We project that we will apply for these funds by October 2004.
6. Complete the Authority's obligation to the Father Panik Replacement Program. The Authority has approximately 40 units left to be identified and we expect to do so by October 2004. In the meantime, numerous projects are underway which include such sites as the Park City Hospital aka Park City Manor and other scattered site housing.

Action Objective #4

Offer choices for Section 8 Voucher Program by:

1. Completing and implementing a Section 8 Homeownership program as a component of the overall BHA Homeownership program. We are required to implement a Section 8 Homeownership Program as per Pequonnock Apartment Settlement Agreement. We expect to complete and publish our plan by October 2004.

Strategic Goal #2

Improve the quality of assisted housing.

Action Objective #1

Improve our PHAS score and reach high performance status by October 2008 by:

1. Educating and training staff to signify their importance and contribution to the Authority's rating. We are engaging in creative and unique approaches to address our weaknesses.

2. Incorporate the Authority's 10 year Strategic Plan to the Annual and Five Year Plan. Many of the goals and objectives identified in our Strategic Plan fits in with the Annual and Five Year Plan.
3. Enforcing the Admissions and Continued Occupancy Policies, which include Flat Rent, Exemptions, Pet Policy, Nuisance Activities, Calculation of Rent, Criminal Activities, One Strike Policy, Fraud and non-reporting of income. The Authority has installed the necessary software to conduct IRS background checks to ensure residency eligibility of applicants. We are also in the process of working out the technical difficulties to verify income information through the Department of Labor's database. Once this has been established, the turn around time to verify one's income will almost be instantaneous and as accurate as the Department of Labor's database.
4. Increasing the effectiveness of unit inspections using PHAS standards. The Authority has successfully implemented 100% inspections of all units and buildings in the last 2 years through a procured contractor. The final reports are submitted to the Director of Property Management and a follow up action plan is developed listing the priority of work orders to be issued.
5. Educating our residents through orientations and on-going follow up about the importance of maintaining the smoke detectors, GFI outlets and clearing access for exits.

Action Objective #2

Improve our SEMAP score by:

1. Over issuing vouchers so more voucher holders can access landlords and units and increase our utilization rate
2. Utilizing and effectively marketing the 110% payment standards. The Authority is already at the maximum payment standard. We do not intend to request permission to raise this standard. However, we will comply with the payment standards set forth under the Pequonnock Apartment Settlement Agreement.
3. Continuing our recruitment/outreach campaign of landlords to include non-impacted neighborhoods.
4. Improving our automated waiting list system so it may be user friendly, convenient to use, and fairly accurate.
5. Conducting our HQS inspections in advance of prospective tenants and to incorporate technology as a tool for increasing the effectiveness of the inspectors.
6. Linking with the CT Housing Finance Authority and non-profit developers to build affordable housing units with some project-based voucher units. This will allow the Authority to increase its availability of such units that can result in increased utilization of vouchers.
7. And implementing any and all updates to the Section 8 Administrative Plan.

Action Objective #3

Increase customer satisfaction by applying lessons learned from the Authority wide customer service-training seminar.

Action Objective #4

Renovate or modernize public housing as needed:

1. The remaining large complex that requires modernizing is Marina Village.

2. Renovation and/or capital improvements are scheduled accordingly annually and is submitted for HUD approval.

Action Objective #5

Demolish or dispose of obsolete public housing

1. The Authority intends to engage in demolition activities for Marina Village.
2. The Authority will request the disposition of Wayne Street, a fifteen unit uninhabitable housing site. It is currently and will remain vacant.
3. We will be requesting temporary disposition/exemption of one unit at Trumbull Gardens Building 10 for the purpose of a residential unit for the on-site superintendent, one unit at PT Barnum for use as a community library, one unit at Atlantic Street for security purposes and one unit at Poplar street for security purposes.
4. The Authority will request disposition of a parcel of land at the former Father Panik Village to the City of Bridgeport and Board of Education in order to construct two new schools at the site.

Action Objective #6

Provide replacement housing. The BHA has been diligent in its duty to complete the Father Panik replacement program. Many of the units that have been identified are returning to our inventory as they are completed.

Strategic Goal #3

Increase assisted housing choices

Action Objective #1

Provide voucher mobility counseling. Family Services Woodfield is conducting mobility counseling services to former eligible residents of Pequonnock Apartments. They will provide these services until the funds have expended and/or when the 100 replacement units has been returned to the Authority's inventory and the eligible residents have been given ample opportunity to occupy them, whichever comes later.

Action Objective #2

The Authority will submit a homeownership plan that includes:

1. Section 32 Homeownership Program for Pembroke II and other to be determined sites. Twenty units are expected to be sold in this lot for public housing and/or Section 8 participants that meet the Authority's requirements. These units will remain as public housing for a minimum of one year and occupants must participate in the lease-to-own program prior to purchasing the unit.
2. Section 32 Homeownership Program for Victorian Gardens. 32 units are expected to be built on this empty parcel of land. We plan on leasing the units under the lease-to-own program for at least one year.
3. Prepare and implement a Section 8 Voucher Homeownership Program for prospective applicants who would qualify under the Authority's guidelines and in compliance with HUD regulations.
4. Implement approved 5H homeownership program

5. Locate dwelling units more conducive to a condominium setting and offer to residents for ownership.

Action Objective #3

Implement the Authority's site-based waiting list for scattered site developments. The Authority has previously implemented a transfer policy for our scattered site developments. We intend to continue this practice to respond to the de-concentration rule, to effectively income-mix our population, to ensure that scattered site units are maintained properly, and to support the Section 32 homeownership initiative.

Action Objective #4

Provide options for people with disabilities and elderly families

1. The Authority is submitting a comprehensive designation plan, which would take into consideration current uses of existing facilities and the need for designation for a particular population. We shall request designation for elderly only of Fireside Apartments, part of Harborview Towers and Park City Manor upon approval of this plan.
2. Park City Manor, upon completion will include congregate services (hot meal, cleaning, house chores, and basic health maintenance) for 35 eligible elderly individuals.
3. A portion of Harborview Towers will be designated for disabled families only.
4. Preferences have been established for the admissions on eligible disabled non-elderly individuals for Section 8 vouchers so they may live in the community as independently as possible.
5. Conduct planning meetings with local organizations to address the issues of support systems for people with disabilities.
6. Building more 1 bedroom units utilizing Section 811 funds.
7. Lease 3 to 4 bedroom units to state agencies to run assisted living facilities for individuals with disabilities to ensure that support systems are in place and the likelihood for independent living would be better. It will also allow us to encourage such populations to seek out and maintain their support systems.

Strategic Goal #4

Provide an improved living environment

Action Objective #1

Concentrate efforts to improve specific maintenance functions to deliver timely and high quality maintenance services to the residents of BHA.

1. The BHA shall maintain an average response time of 24 hours in responding to emergency work orders.
2. The BHA will follow its preventative maintenance plan.
3. The BHA shall reduce the vacant-unit turn-around time to less than 30 days by October 2006.
4. The BHA shall achieve excellent 'curb appeal' for its public housing developments by improving its landscaping, making the properties litter free and other actions.
5. The BHA shall enforce its emergency call-back system.

6. The BHA shall maintain an average response time of five (5) days in responding to routine work orders.
7. The BHA shall have all of its units in compliance with REAC standards through timely inspections, technology upgrades, and staff trainings.
8. The BHA's Modernization Department and Central Maintenance will continue to work closely to recommend uniform materials to ease and quicken the repair process
9. The Authority will enter into negotiations with City of Bridgeport and Board of Education to dispose of a parcel of land at the former Father Panik Village for the purpose of erecting two new schools at the site.

Action Objective #2

Implement public housing security improvements.

1. The BHA shall continue to enforce its 'One Strike' policy. The BHA shall aggressively pursue the arrest and prosecution of persons committing criminal acts on or off BHA developments.
2. The BHA will continue to track residents arrested or persons arrested on or off Authority property by accessing records from different agencies.
3. The BHA shall reduce crime in its developments every year by working closely with the Housing Police Unit.
4. The BHA shall reduce its evictions due to violations of criminal laws every year, through aggressive screening measures.
5. The BHA shall continue to work with the Housing Police Unit to better define the edge problem of crime that occurs near our developments and create strategies for identifying and reducing this problem.
6. Increase police and security coverage to include Charles Greene Homes in partnership with the Police Department.

Action Objective #3

Implement measures to de-concentrate poverty by bringing in higher income public housing households into lower-income developments and promoting lower-income families into higher income developments.

1. The Authority has instituted the transfer policy to scattered site developments and has worked successfully. We have reduced the number of developments covered under the de-concentration rule.
2. Applicants from the public housing wait list must reside in one of our developments initially so we may ensure that income mixing occurs.
3. We also recognize that some of our developments will remain lower-income developments and will satisfy the intent of the federal housing statutes of providing affordable housing to low-income families.

Strategic Goal #5

Promote self-sufficiency and asset development of assisted households

Action Objective #1

Increase the number and percentage of employed persons in assisted families

1. The Authority has implemented the Employment Training Center and hired a Job Developer to address this particular objective. The Job Developer has initiated a number of job fairs, which were received positively by the residents and communities and has interviewed over 200 individuals from public housing and Section 8 seeking employment
2. We will continue this activity as governed under the Resident Opportunity and Self Sufficiency Grant Program.
3. We intend to seek other ROSS grants to expand our services.
4. The Authority will implement the Community Service Requirement.
5. Collaborate with social service agencies that provide training and support services for employment options.
6. Continue implementation of the Self-Sufficiency Program as supervised by the Community Affairs Department.
7. The Authority from time to time creates job openings available for residents of public housing and will continue to do so.

Action Objective #2

Provide supportive services for people with disabilities and for elderly families

1. The Authority is designating Park City Manor for elderly only with 35 units for congregate services.
2. The Authority will designate Fireside Apartments and part of Harborview Towers as elderly only units.
3. The Authority will conduct planning meetings with local organizations who service people with disabilities.
4. The Authority will designate part of Harborview Towers as disabled households only.
5. Satisfy ADA requirements
6. The Authority is open for discussions with state agencies that fund assisted living facilities and the support systems needed for their success. We are interested in utilizing some of our units for the purpose of supporting people with disabilities.
7. Continue the services provided by our Adult Social Worker.

Action Objective #3

Promote the homeownership programs, which include the Section 32 Program and Section 8 Voucher Homeownership Program upon HUD approval and 5H homeownership program.

Strategic Goal #6

Ensure equal opportunity and affirmatively further fair housing.

Action Objective #1

Enable staff and residents to ensure full compliance with Federal, state and local civil rights laws and regulations by conducting training sessions with local and federal officials.

Strategic Goal #7

Maintain a fiscally responsible and responsive public housing agency.

Action Objective #1

Ensure full compliance with all applicable fiscal standards and regulations including government accepted accounting practices.

1. BHA shall operate so that income exceeds expenses every year.
2. BHA shall revise and implement its technology plan supporting the Authority's mission.
3. BHA shall implement an effective anti-fraud program utilizing the State Department of Labor information, and the State TANF Agency, the Immigration and Naturalization Service information, and the Authority's Legal Counsel.

Strategic Goal #8

Improve resident involvement in the local councils and with the Resident Affairs Board

Action Objective #1

Improve level of communication between the Authority and its residents by:

1. Continuing open dialogue on a regular and consistent basis consisting of top management staff.
2. Hire a Resident Associate Advocate. The Authority has posted this job opening and the task of this person shall be to assist the local councils organize effectively so they may serve as viable tools of expressing community opinion and to organize the city wide Resident Affairs Board.
3. Enforce community service requirements as per HUD guidelines.

Action Objective #2

Provide after-school activities to children of public housing. The Authority is currently offering after-school program activities at the Trumbull Gardens Multi-Purpose Center and hired support staff to manage and operate the activities.

Needs Assessment

Purpose and Intent

The [Quality Housing and Work Responsibility Act of 1998](#) requires that housing authorities set forth in their Annual Plan a needs assessment. The Act calls for a statement of the housing needs of low-income and very low-income families residing in the jurisdiction served by the public housing agency and of other low-income and very low-income families on the waiting list of the agency.

The Housing Authority participated in the City's revision of its Consolidated Plan to determine the needs of the community. Other alternative sources are listed below:

- ⊙ [U.S. Census data](#) (the Comprehensive Housing Affordability Strategy Database - CHAS)

The Authority also analyzed basic data from its waiting lists and current housing occupancy statistics, which are both accurate and up-to-date.

City of Bridgeport Socio-Economic Climate – A Community Analysis

The following pages contain a breakdown of demographic and socio-economic data for the City of Bridgeport, as well as maps depicting that data, which will be used as the primary indicators for determining the Agency Plan's Statement of Housing Needs.

A. Demographics

Population

The population of Bridgeport is 139,529. From 1990-2000, the City of Bridgeport saw a decrease in population, attributable to the dwindling of the City's manufacturing base and the accompanying flight of moderate-to-high paying industrial jobs in the City over the past twenty years.

Households and Household Size

The average household size is 2.7 while the average family size is 3.34. The female householder, with no husband present is at 12,095 or 24% of the population while married couples represent 35% of the population. There are 14,577 householders living alone and 5,660 householders 65 years old and over.

Population by Race/Ethnicity

The racial and ethnic breakdown in the City of Bridgeport continues to change and diversify. The white population represents 45% of the total population. 30.8% are blacks, 0.5% are

American Indians, 3.3% are Asians, and 0.1% are Native Hawaiian. The Hispanic population is at 44,478 or 31.9% of the population.

Household and Family Income

The median household income in the City of Bridgeport is \$34,658 compared to \$28,704 in 1990. However 50% of the accounted households, which equals to 25,331 households, is earning less than the area median income. The per capita income is at \$16,306.

The families median income is \$39,571. 3,681 earn less than 30% of the median family income, 2,204 earn between 30% to 50% of the median family income and 4,656 earn between 50% to 80% of the median family income.

B. Household Trends

Renter/Owner Occupied Households

The City of Bridgeport has a disproportionate number renter-occupied housing units. 56.8 percent of the housing units are renter-occupied compared to 43.2 percent that are owner-occupied. 2,251 units have a gross rent of less than \$200, 1,322 units between \$200 to \$299, 3,424 units between \$300 to \$499, and \$10,646 units with rents between \$500 to \$749 or a total of 61.90% of available units within affordable limits.

Low Homeownership Rate

Currently, only 43.2 percent of housing in the City is owner-occupied. This homeownership rate is well below the national rate of 66 percent, the State of Connecticut rate of 61 percent and the Fairfield County rate of 51 percent. The City of Bridgeport Community Development Agency has identified the provision of owner occupied-housing as a high priority for the City's CDBG funding, particularly in the 0% - 30% MFI and 31% - 50% MFI income ranges.

Households by Age

| AGE | 15-24 | 25-34 | 35-44 | 45-54 | 55-64 | 65-74 | 75 and |
|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|
| % of population | 15.5% | 15.8% | 14.6% | 11% | 7.3% | 5.5% | 5.9% |

C. Housing Characteristics

Housing Breakdown by Number of Units in Structure

| Type of Unit | Total Units |
|--|--------------------|
| Single attached and detached unit | 17,993 |
| Structures with 2 units | 9,644 |
| Structures with 3-4 units | 11,161 |
| Structures with 5 or more | 15,524 |

As indicated by the chart above, approximately 33.1 percent of the City's housing stock is a single attached or detached unit, 17.7 percent is a structure with two units, and roughly 20 percent is a structure with three or four units. We estimate that 10% of the total housing stock in Bridgeport is operated as public housing by the Authority.

Vacant Housing Stock

The City and the Housing Authority has reduced its vacancy problems. The vacancy rate for homeowners is at 1.9% and for rental apartments is 5.6%. The Authority's vacancy rate is at around 4%.

Statement of Housing Needs – City of Bridgeport

The Statement of Housing Needs is determined by the overall number of renter families in the City of Bridgeport. It is also determined by:

- ⊙ Affordability - problems with rent burden (rent comprising greater than 30% of income) and/or severe rent burden (rent comprising greater than 50% of income)
- ⊙ Supply - shortage of units available for occupancy
- ⊙ Quantity – prevalence of units in substandard physical condition
- ⊙ Accessibility - lack of units that are accessible to persons with disabilities
- ⊙ Size - mismatches between units available and family sizes
- ⊙ Location - extent to which the supply of units available limits housing choices for families to particular locations, notable areas of poverty minority concentration.

The estimated number of renter families that have housing needs is provided in the “overall” column below. The remaining characteristics are rated by the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.”

Statement of Housing Needs – Bridgeport Housing Authority Waiting List

The Authority recognizes that there is a need for one-bedroom units for single individuals (372 on the wait list). There is also a need for 2 and 3 bedroom units (546 on the wait list) but are being addressed by the Father Panik Village Replacement Program. The Authority will construct single bedroom units by applying for federal funds to support the construction of such units for disabled non-elderly households.

It is important to note that the Section 8 waiting list has been closed since September 1993 but we intend to open the wait list in the Summer of 2003. The Public Housing waiting list will remain open.

The Authority utilized these data to determine its goals, strategies and objectives as identified in the above section and corresponding section of the template.

Financial Resources

Purpose and Intent

The [Quality Housing and Work Responsibility Act of 1998](#) requires that housing authorities set forth in their Annual Plan “a statement of financial resources available to the agency and the planned uses of those resources.”

FY2000 Financial Resources

The Table below highlights the financial resources that are anticipated to be available for FY 2000 to the BHA for the support of Federal public housing and tenant based Section 8 assistance programs administered by the BHA during the Plan year. Because the data utilized to prepare this financial resources statement are not as complete as the information used to prepare the actual budget, the Bridgeport Housing Authority specifically reserves the right to amend this financial resources statement based upon later, better information.

FY2000 Financial Resources

| Sources | Planned \$ | Planned Uses |
|---|---|---|
| Public Housing Operating Fund | \$9,815,429 | Public Housing Operation |
| Public Housing Capital Fund | \$4,585,494 | Capital and Management Improvement; Housing Inventory Needs |
| Annual Contributions for Section 8 Tenant Based Assistance | \$22,152,881 | Rent Subsidies |
| Resident Opportunity and Self-Sufficiency Program | \$27,345 | Resident Services Coordinator for the elderly |
| Resident Opportunity and Self-Sufficiency Grants | \$0 | Resident Empowerment and Supportive Services |
| Community Development Block Grant | \$20,000 | Transportation for Youth/Seniors; Family Self Sufficiency; North End Social Service |
| HOME | | Increase Supply and Availability of Affordable Housing |
| Prior Year Federal Grants | None | |
| Public Housing Dwelling Rental Income | \$5,829,014 | Public Housing Operation, Tenant Services |
| Other Income – Operations | \$302,159 | Employee activities, merit bonuses |
| Other Income – Funding for Replacement Units | \$7,236,905 based on FYE 9/30/03 actual | Replacement of Father Panik units |
| TOTAL | \$49,969,227 | |

Eligibility, Selection and Admission

Purpose and Intent

[The Quality Housing and Work Responsibility Act of 1998](#) requires that housing authorities set forth in their Annual Plan “a statement of the policies governing eligibility, selection, admissions (including any preferences), assignment, and occupancy of families with respect to [public housing](#) dwelling units and housing assistance under [Section 8](#).”

Public Housing Eligibility, Selection and Admission

Federal law and regulations set forth the basic framework for eligibility criteria for public housing. This law and the expanded public housing eligibility, selection and admission policies can be found within the Bridgeport Housing Authority’s Public Housing Admissions and Continued Occupancy Plan. However, several eligibility issues specific to the Bridgeport Housing Authority are highlighted below and are incorporated into this Plan.

A. Local Objectives

The Admissions and Continued Occupancy Plan for the Public Housing Program is designed to demonstrate that the PHA is managing its program in a manner that reflects its commitment to improving the quality of housing available to its public, and its capacity to manage that housing in a manner that demonstrates its responsibility to the public trust. In addition, the Admissions and Continued Occupancy Policy is designed to achieve the following objectives:

- ⊙ To provide improved living conditions for very low and low income families while maintaining their rent payments at an affordable level
- ⊙ To operate a socially and financially sound public housing agency that provides decent, safe and sanitary housing within a drug free, suitable living environment for tenants and their families
- ⊙ To avoid concentrations of economically and socially deprived families in any one or all of the Authority’s public housing developments
- ⊙ To lawfully deny the admission of applicants or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to Authority employees
- ⊙ To attempt to house a tenant body in each development that is composed of families with a broad range of incomes and rent-paying abilities that are representative of the range of incomes of low-income families in the Authority’s jurisdiction
- ⊙ To provide opportunities for upward mobility or families who desire to achieve self-sufficiency
- ⊙ To facilitate the judicious management of the Authority’s inventory, and the efficient management of the Authority’s staff

- ⊙ To ensure compliance with Title VI of the [Civil Rights Act of 1964](#) and all other applicable Federal laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status.
- ⊙ To comply with the Pequonnock Apartment Settlement Agreement
- ⊙ To support the Authority's Section 32 Homeownership Plan

B. Standard Eligibility

The applicant must be income eligible. The applicant's total family income must not exceed BHA income limits. Income limits are revised annually by HUD and will, at all times, be posted in the Tenant Selection Office.

The applicant's household composition must conform to a unit size available in a BHA development in accordance to HUD-established occupancy standards.

Families are required to provide verification of Social Security numbers for all family members prior to admission. This requirement also applies to persons joining the family after admission to the program. Failure to furnish verification of Social Security numbers is grounds for denial of admission or tenancy.

All applicants must demonstrate, through an assessment of current and past behavior, the ability:

- ⊙ To maintain an apartment in a healthy, safe and secure condition
- ⊙ To live peacefully with neighbors in a residential community
- ⊙ To pay rent and other charges as required by the lease in a timely manner
- ⊙ To care for and avoid damaging the unit and common areas
- ⊙ To obtain and maintain the necessary utility services at a BHA unit
- ⊙ To use facilities, appliances and equipment in a reasonable way
- ⊙ To create no health or safety hazards, and to report maintenance needs in a timely manner
- ⊙ Not to engage in criminal activity or alcohol abuse that threatens the health, safety or right to peaceful enjoyment of other residents or staff and not to engage in drug-related criminal activity on or off BHA premises
- ⊙ Not to have ever been convicted of manufacturing or producing methamphetamine, also known as "speed"
- ⊙ To comply with necessary and reasonable rules and program requirements of HUD and the BHA
- ⊙ To comply with local health and safety codes.

The Authority uses the following non-income (screening) factors to establish eligibility for admission into public housing, which are subject to third party verification:

- ⊙ [Criminal or drug related activity](#)
- ⊙ Rental history, including rent paying habits
- ⊙ Past credit practices of applicants.

The Authority's *One Strike* Policy denies admission to public housing because of drug-related and/or other criminal activity. The purpose of this policy is that "all Federally assisted housing is intended to provide a place to live and raise families, not a place to commit crime, to use or sell drugs or terrorize neighbors. It is the intention of the BHA to continue to endorse and implement this policy which is designed to:

- ⊙ Help create and maintain a safe and drug-free community
- ⊙ Keep program participants free from threats to their personal and family safety
- ⊙ Support parental efforts to instill values of personal responsibility and hard work
- ⊙ Help maintain an environment where children can live safely, learn and grow up to be productive citizens
- ⊙ Assist families in their vocational/educational goals in the pursuit of self-sufficiency.

The Authority requests criminal records from local and State law enforcement agencies for screening purposes.

The Authority has applied to the [Federal Bureau of Investigation](#) (FBI) and obtained a unique Originating Agency Identifier (ORI) number in order to maximize its efforts in obtaining applicant criminal record history.

The Authority completes a credit check and rental history check on all applicants. Factors to be considered in the screening are: housekeeping habits, rent paying habits, prior history as a tenant, criminal records, the ability of the applicant to maintain the responsibilities of tenancy, the conduct of the applicant in present or prior housing, and whether the applicant owes money to any other governmental entity.

Persons evicted from [public housing](#), [Indian housing](#), [Section 23](#), or any [Section 8](#) program because of drug related criminal activity are ineligible for admission to public housing for a three-year period beginning on the date of such eviction. The Authority will not waive this requirement.

C. Application Procedure

Families who wish to apply for any of the BHA's programs must complete a written application form when application-taking is open. Applications will be made available in an accessible format upon request from a person with a disability. Persons with disabilities may call the BHA to receive an application through the mail or make other arrangements to complete their pre-application.

Applications will be accepted at a central location for both the general public housing and elderly housing waiting lists. Each applicant is given the opportunity to express two preferences for housing (excluding scattered site communities) or a Section 8 Voucher under the Pequonnock Apartment Settlement Agreement.

The application process will involve three phases:

- The first is the "initial" application for admission (referred to as a pre-application). This first phase is to determine the family's eligibility for, and placement on, the waiting list. The pre-application will be dated, time-stamped, and filed at the BHA office tenant selection and assignment office.
- The second phase involves applicants determining if they choose public housing or Section 8 voucher under the Pequonnock Apartment Settlement Agreement.
- The third phase is the "final determination of eligibility for admission" (referred as the full application). The full application takes place when the family reaches the top of the waiting list. At this time the BHA ensures that verification of all HUD and BHA eligibility factors is current in order to determine the family's eligibility for an offer of a suitable unit.

The Authority verifies eligibility for admission to public housing as families approach the top of the waiting list.

D. Assignment

Once an applicant has been determined to be eligible for public housing, the applicant is given two vacant unit offers concurrently. However, applicants are asked at the time of their initial interview what their three preferences for housing are, in an attempt to accommodate their request. If an applicant refuses both offers, they are removed from the waiting list. The Authority's assignment policy is consistent across all waiting list types.

Residents of Pequonnock Apartments are eligible for assignments into public housing units ahead of applicants on the waiting list. They may move into public housing sites temporarily or permanently according to the terms of the settlement agreement.

Applicants are given an opportunity to choose Section 8 vouchers under the Settlement Agreement. If they choose not to, they proceed with being process under the public housing program. If they choose Section 8 vouchers, they are referred to Family Services Woodfield and are removed from the top of the waiting list.

E. Admissions Preferences

The Authority will exceed the Federal targeting requirement by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income.

The BHA will operate a preference system for the public housing waiting list, ONLY, under the following circumstances:

1. Involuntary displacement, which may include disaster, government action, action of housing owner, inaccessibility, and/or property disposition.
2. Medical justification
3. Those that support the Authority's Section 32 homeownership plan to include law enforcement officials
4. Working families and those unable to work because of age or disability
5. Veterans and veterans' families
6. Residents who live and work in the jurisdiction

7. Households that contribute to meeting income goals and
8. Those that meet income requirements
9. Those enrolled in educational, training, and upward mobility programs

Families applying must be income eligible.

F. Transfer Policy

The BHA will always consider a request to transfer as a reasonable accommodation for a person with a disability.

Transfer requests are generated by BHA staff following an annual or interim reexamination where a change in family composition is reported; or following a unit inspection that documents physical conditions necessitating alternative accommodations.

Transfers to larger units may be approved only when the family size has increased through birth, marriage, legal adoption, the addition of foster children, or return of a minor to legal custody of the household, who is of the opposite sex and is three years of age or older, and reconciliation of separated spouses.

Transfers to smaller units are required at any time a decrease in family composition renders the family no longer eligible for the unit size it occupies. Over-housed families are placed on the transfer list at the first annual reexamination after the decrease in household composition occurs.

Over-crowded or over-housed resident families must complete an “Application for Transfer” form available in all Site Offices. The completed application must be signed by the Site Manager, dated and time stamped and forwarded to the Tenant Selection Office for approval and placement on a Transfer List. Transfer applications will be approved only if residents have paid all rent and other charges and are otherwise in compliance with their lease.

The rank and order of the emergency transfer list is as follows, and will take precedence over new admissions:

- Emergency
- Overhoused
- Underhoused
- Medical hardship
- Administrative reasons
- as per Pequonnock Apartment Settlement Agreement
- Date of approval
- as per Section 32 homeownership plan/Transfer policy

Transfer applications are treated as pre-applications. The date and time of the transfer application determines order of selection. However, emergency transfers, as stipulated above, will be given priority over all other transfers and the placement of all other applicants. Failure to accept a transfer to an apartment or appropriate size is a lease violation and may lead to eviction.

A family may also be eligible to transfer for valid and certifiable reasons such as enabling the family to be:

- Closer to a relative who will care for children of a working mother
- Closer to a required medical treatment center
- To move from an upstairs to a downstairs unit for medical or accessibility reasons.

Pequonnock Apartment residents may transfer temporarily or permanently into public housing ahead of any other resident requesting transfer.

G. Scattered Site Waiting List

The BHA will select families for the scattered sites from current public housing residents and the transfer list. Current residents will be notified of vacancies in the scattered site units and on the scattered site unit waiting list via the Resident Newsletter and monthly postings in the Site Management Offices. Interested residents must contact their Site Manager to inform the BHA of their interest in the Scattered Site program. The selection process for these families will be consistent with HUD's affirmative fair housing objectives (24 CFR 960.211 (b)(3)) and in compliance with the nondiscrimination requirements of Title VI of the Civil Rights Act of 1964.

Applicant families will be selected for scattered site housing based on the following criteria:

- Good BHA tenancy for a minimum of two (2) years
- Proven good housekeeping habits
- Clean background checks of all eligible household members 18 years and older
- Participation in BHA activities
- Families who meet target income requirements and to promote broad range of incomes

Every reasonable action will be taken by the Authority to assure that applicants can make informed choices regarding the project(s) in which they wish to reside. The Authority will disclose information to applicants regarding the location of an available site, occupancy number and size of accessible units. The Authority will also include basic information relative to amenities such as day care, security, transportation, training programs, and an estimate of the period of time the applicant will likely have to wait to be admitted to units of different types.

The City of Bridgeport is scheduled to replace 100 units over a period of six years of replacement housing for the Pequonnock Apartments. Eligible former residents are entitled to these units according to the Pequonnock Apartment Settlement Agreement. Administration of these units will comply with that agreement.

Until as such time as the Authority receives approval for its Section 32 homeownership plan, the Authority will operate Pembroke II as a scattered site program but with more specific guidelines that support the intent to sell the property to public housing and section 8 participants. The guidelines for occupancy is located in Chapter 4 Section S of the Authority's Admissions and Continued Occupancy Guideline, Section 32 Homeownership Plan (listed as ct001b02 attachment to the Annual and Five Year Plan template, Lease-to-Own lease and Declaration of Restrictive Covenants.

H. Occupancy

Applicants and residents can use the following reference materials to obtain information about the rules of occupancy of public housing:

- The Authority – Resident Lease
- The Authority’s Admissions and Continued Occupancy Policy
- The Authority’s Section 32 Homeownership Plan, Declaration of Restrictive Covenants and Lease-to-Own lease

Residents must notify the Authority of changes in family composition any time the family composition changes.

I. Resident Orientation Program (ROP)

In an effort to better inform new BHA tenants of their rights and responsibilities, the BHA has created a mandatory Resident Orientation Program. The program will be communicated to new tenants at their lease signing, and new residents will be asked to sign an acceptance letter and will be given a schedule of upcoming programs. The ROP will be held once per month for new tenants, and new tenants must attend an orientation session within the first three (3) months of their tenancy.

The ROP will be divided into two basic parts. The first part consists of a general overview of the four (4) major topics seen as important for an easy transition into a BHA site. These topics are:

- Verification process
- Eviction process
- Maintenance and housekeeping
- Community activity.

The second part of the program involves the separation of the group in terms of their assigned sites in order for the Site Manager to discuss site-specific situations and procedures. The goal of this part is to acquaint the resident with Site Management staff and communicate policies, rules and procedures to the resident in an informal, helpful manner, and to acquaint new residents with each other.

J. Deconcentration and Income Mixing

The Authority will gather data and analyze, at least biannually, the tenant characteristics of its public housing stock, including information regarding tenant incomes, to assist in the Authority’s deconcentration efforts.

If the Authority’s review of tenant incomes indicates that there has been a significant change in the tenant income characteristics of a particular project, the Authority will evaluate the changes to determine whether the project needs to be re-designated.

The following analysis of the Authority’s family and elderly developments to determine concentrations of poverty does not indicate the need for a formal measure to promote

BHA One Year and Five Year Plan Narrative

deconcentration of poverty or income mixing. The Authority is now performing at a high-level of poverty deconcentration.

The following chart show the deconcentration analysis conducted by the Authority indicating which sites fall in and out of the Deconcentration Rule.

DECONCENTRATION STUDY 2003

| Site | Project Number | Avg Income | % avg | exempt? | Adjusted Avg | % adj avg | exempt? |
|---------------------------|----------------|------------|-------|---------|--------------|-----------|---------|
| marina village | 001-0003 | \$8,165 | 52% | | \$7,703 | 53% | |
| pt barnum | 001-0005 | \$9,939 | 63% | | \$8,275 | 56% | |
| charles greene | 001-0006 | \$9,123 | 58% | | \$8,333 | 57% | |
| marlboro court | 001-0026 | \$8,883 | 56% | | \$9,312 | 63% | |
| boston commons | 001-0022 | \$9,549 | 60% | | \$10,297 | 70% | |
| scattered sites 1 - 34 | 001-0034 | \$13,026 | 82% | | \$10,420 | 71% | |
| harborview tower | 001-0009 | \$8,955 | 57% | | \$10,535 | 72% | |
| scattered sites 1 - 49 | 001-0049 | \$9,637 | 61% | | \$11,337 | 77% | |
| trumbull gardens | 001-0070 | \$13,923 | 88% | x | \$11,953 | 81% | |
| fireside | 001-0007 | \$10,596 | 67% | | \$12,465 | 85% | x |
| fireside | 001-0010 x2 | \$11,072 | 70% | | \$13,025 | 89% | x |
| scattered sites 1 - 28 | 001-0028 | \$17,386 | 110% | x | \$13,039 | 89% | x |
| sheridan street townhouse | 001-0035 | \$17,171 | 109% | x | \$13,041 | 89% | x |
| atlantis | 001-0023 | \$13,491 | 85% | x | \$13,254 | 90% | x |
| park avenue townhouse | 001-0037 | \$17,878 | 113% | x | \$13,686 | 93% | x |
| fireside | 001-0008 x1 | \$11,731 | 74% | | \$13,801 | 94% | x |
| scattered sites 1 - 33 | 001-0033 | \$17,937 | 113% | x | \$14,132 | 96% | x |
| scattered sites 1 - 38 | 001-0038 | \$17,293 | 109% | x | \$14,183 | 97% | x |
| scattered sites 1 - 43 | 001-0043 | \$18,268 | 116% | | \$14,436 | 98% | x |
| scattered sites | 001-0031 | \$18,154 | 115% | x | \$14,523 | 99% | x |
| scattered sites 1 - 47 | 001-0047 | \$19,389 | 123% | | \$14,633 | 100% | x |
| scattered sites 1 - 27 | 001-0027 | \$16,965 | 107% | x | \$14,672 | 100% | x |
| scattered sites | 001-0032 | \$19,297 | 122% | | \$14,730 | 100% | x |
| scattered sites | 001-0041 | \$19,000 | 120% | | \$14,917 | 102% | x |
| norman court | 001-0018 | \$15,570 | 99% | x | \$15,570 | 106% | x |
| scattered sites 1- 25 | 001-0025 | \$15,658 | 99% | x | \$15,726 | 107% | x |
| scattered sites 1 - 51 | 001-0051 | \$19,895 | 126% | | \$15,895 | 108% | x |
| willow mews | 001-0029 | \$20,085 | 127% | | \$16,329 | 111% | x |
| scattered sites 1 - 53 | 001-0053 | \$19,660 | 124% | | \$17,952 | 122% | |
| scattered sites 1 - 50 | 001-0050 | \$22,003 | 139% | | \$18,358 | 125% | |
| scattered sites 1 - 39 | 001-0039 | \$26,425 | 167% | | \$21,140 | 144% | |
| scattered sites 1 - 30 | 001-0030 | \$29,665 | 188% | | \$23,732 | 162% | |

| | | |
|-----------|------------|-----------|
| All Sites | Total | \$505,789 |
| | Avg Income | \$15,806 |

Section 8 Eligibility, Selection and Admission

The Section 8 program was enacted as part of the [Housing and Community Development Act of 1974](#) which re-codified the [US Housing Act of 1937](#) and included Section 8 as a substitute for the Section 23 Leased Housing Program. The Act has been amended from time to time and its requirements, as they apply to the Section 8 Rental Assistance Program, are described in and implemented through the Bridgeport Housing Authority's Section 8 Administrative Plan. However, several eligibility issues specific to the Bridgeport Housing Authority are highlighted below and are incorporated into this Plan.

A. Local Objectives

Administration of the Section 8 program and the functions and responsibilities of the Authority staff shall be in compliance with the Authority's Personnel Policy and the Department of Housing and Urban Development's (HUD) Section 8 Regulations as well as all Federal, State and local [Fair Housing Laws and Regulations](#). The Authority has established the following goals for the Section 8 program:

- ⊙ To assist the local economy by increasing the occupancy rate and the amount of money flowing into the community
- ⊙ To encourage self-sufficiency of participant families and assist in the expansion of family opportunities that address educational, socio-economic, recreational and other human service needs
- ⊙ To create positive public awareness and expand the level of family, owner and community support in accomplishing the Authority's mission
- ⊙ To attain and maintain a high level of standard and professionalism in our day-to-day management of all program components
- ⊙ To administer an efficient, high-performing agency through continuous improvement of the Authority's support systems and commitment to our employees and their development
- ⊙ To provide decent, safe and sanitary housing for very low income families while maintaining rent payments at an affordable level
- ⊙ To ensure that all units meet [Housing Quality Standards](#) and families pay fair and reasonable rents
- ⊙ To promote fair housing and the opportunity for very low income families of all ethnic backgrounds to experience freedom of housing choice
- ⊙ To promote a market-driven housing program that will help qualified low-income families be successful in obtaining affordable housing and increase the supply of housing choice for such families.
- ⊙ To comply with the Pequonnock Apartment Settlement Agreement regarding the administration of 183 enhanced vouchers.
- ⊙ To provide homeownership opportunities to Section 8 participants through the Section 32 Homeownership Program.

B. Standard Eligibility

In an effort to prevent future drug related and other criminal activity, as well as other patterns of behavior that pose a threat to the health, safety or right to peaceful enjoyment of the premises by other residents, the Authority will endeavor to screen applicants as thoroughly and fairly as possible for drug related and violent criminal behavior. Such screening will apply to any member of the household who is 18 years of age or older.

The head of household and all family members 18 years and older will be asked to sign a third party income verification form authorizing this agency to request income verification directly from the source, verify if current utility is active and check for any criminal activity among the family members. All other information needed affecting the family's income and eligibility status will be verified through a third party. Once verifications are completed, the BHA will compute the Total Tenant Payment for applicants to participate in the Housing Choice Voucher Program.

The applicant family will be asked to provide the BHA with the following documents in order to further establish eligibility:

- ⊙ Copies of marriage certificate/divorce or separation papers if applicable
- ⊙ Copies of birth certificates and social security cards for all members in the family composition
- ⊙ Citizenship declaration or equivalent documents verifying citizenship, such as alien registration card, in addition to the individual birth certificates
- ⊙ Proof of all types of income the family receives, assets, expenses and the utilities the family is responsible for
- ⊙ Signature of a release form to verify if any of the family members have a criminal record in state or out of state
- ⊙ Documentation of school and/or higher learning institution(s) children attend.

The Authority will furnish prospective owners with information about the family's rental history, housekeeping habits, compliance with essential conditions of tenancy, current address of prospective tenant and name and address of his/her current and/or previous landlord, or any history of drug trafficking.

C. Outreach

Family Outreach

- ⊙ The Authority will publicize and disseminate information to make known the availability of housing assistance and related services for very low income families on a regular basis
- ⊙ When the Authority's waiting list is open, the Authority will publicize the availability and nature of housing assistance for very low-income families in a newspaper of general circulation, minority media and by other suitable means

- ⊙ To reach persons who cannot read, the Authority will distribute fact sheets to the broadcasting media, and initiate personal contacts with members of the news media and community service personnel. The Authority will also utilize public service announcements
- ⊙ The Authority will communicate the status of housing availability to other service providers in the community, and advise them of housing eligibility factors and guidelines in order that they can make proper referrals for housing assistance.

Owner Outreach

- ⊙ The Authority will make a concerted effort to keep private owners informed of legislative changes in the tenant-based program, which are designed to make the program more attractive to owners. This includes informing participant owners of applicable legislative changes in program requirements
- ⊙ The Authority encourages owners of decent, safe and sanitary housing units to lease to Section 8 families
- ⊙ The Authority conducts periodic meetings with participating owners to improve owner relations and recruit new owners
- ⊙ The Authority maintains a list of interested landlords/list of units available for the Section 8 program and updates this list. When listings from owners are received, they will be compiled by the Authority staff by bedroom size
- ⊙ The Authority will maintain lists of available housing submitted by owners in all neighborhoods within the Authority's jurisdiction to ensure greater mobility and housing choice to very low income households. The lists of owners and units will be provided at the front desk, mailed upon request and provided at briefings
- ⊙ Printed material is offered to acquaint owners and managers with the opportunities available under the program
- ⊙ The Authority encourages program participation by owners of units located outside areas of poverty or minority concentration. The Authority periodically evaluates the demographic distribution of assisted families to identify areas within the jurisdiction where owner outreach should be targeted

D. Waiting Lists

Persons interested in applying for admission or obtaining more information about the Section 8 program may contact the Authority's main administrative office located at 150 Highland Avenue, Bridgeport Connecticut between the hours of 9 AM and 4 PM, Monday through Friday.

It is the BHA's objective to ensure that families are placed in the proper order on the waiting list and selected from the waiting list for admission in accordance with the Section 8 Administrative Plan. By maintaining an accurate waiting list, the BHA will be able to perform the activities which ensure that an adequate pool of qualified applicants will be available so that program funds are used in a timely manner.

Applicants will be removed from the waiting list if:

- ⊙ They fail to respond to an interview letter, submit current information to establish eligibility, and/or respond to update requests for information within (10) days
- ⊙ All family members fail to properly document that they are citizens or legal non-citizens
- ⊙ The family's income exceeds HUD's income limits
- ⊙ A family moves and does not send in a change of address in writing. If this happens, the pre-application will be held for thirty (30) days after any notices mailed out and is returned to the BHA indicating the applicant moved. After thirty (30) days, the pre-application will be withdrawn
- ⊙ A family does not have current utility service in their name. If this happens, they will be given thirty (30) days to establish active service. Failure to submit documentation verifying activation of utility service within thirty (30) days will result in the pre-application being withdrawn
- ⊙ A family refuses the offer of a new Housing Choice Voucher
- ⊙ Persons are convicted of manufacturing or producing methamphetamine on the premises of assisted housing.
- ⊙ Eligible Pequonnock Apartment families who choose to accept replacement housing or those that choose to permanently move to public housing.

The BHA will conduct a criminal check with the local and State police departments on each applicant and participant member who is 18 years or older to verify if there is any criminal activity in the family and determine (continued) eligibility to participate in the Section 8 Program before admission.

When a change in family composition requires a larger voucher size and no funds are available, the family will be placed on a transfer list. Families will be selected from the transfer list before families are selected from the applicant waiting lists. This assures that families who are already in the program are in the appropriate sized units.

The Section 8 Tenant-Based Waiting List is not merged with any other program waiting list.

E. Search Time

The voucher is initially issued for 120 calendar days. The family must submit a Request for Approval of the Tenancy and Lease within the 120 day period unless an extension has been granted by the Authority. After the 120 days has elapsed and the family has not been successful in finding a unit, the Housing Choice Voucher may be extended for an additional 30 day increment, if requested in writing, and if extenuating circumstances can be documented. The maximum amount of search time shall not exceed 150 days for families; 180 days for disabled families if reasonable accommodations are being sought.

If the family is currently assisted, they may remain as a participant in their unit if there is an assisted lease/contract in effect.

The 30 days extension is permissible at the discretion of the Authority for these reasons:

- ⊙ Extenuating circumstances such as hospitalization or a family emergency for an extended period of time that has affected the family's ability to find a unit within the initial sixty-day period
- ⊙ The Authority is satisfied that the family has made a reasonable effort to locate a unit, including seeking the assistance of the Authority, through the initial sixty-day period
- ⊙ The family was prevented from finding a unit due to disability accessibility requirements or large size bedroom unit requirement
- ⊙ If the vacancy rate for rental housing in the jurisdiction is less than 4%, extensions will be granted automatically on request up to a total of 90 days.
- ⊙ The family was prevented from finding a unit due to encountering housing discrimination which is evidenced by an official complaint being filed with the CT Commission on Human Rights and Opportunities.
- ⊙ To comply with the terms of the Pequonnock Apartment Settlement Agreement

If no extension is requested and the Housing Choice Voucher expires, the BHA will notify the family in writing that the application has been withdrawn and inform the family that they may reapply only if and when the BHA accepts applications.

F. Admissions Preferences

The Authority accepts applications from families whose head or spouse is at least 18 years of age or emancipated minors under State law. Each applicant is given equal preference status and is selected by date and time of application.

The Authority plans to exceed the Federal targeting requirement by targeting more than 75% of all new admissions to the Section 8 program to families at or below 30% of median area income. The annual income for admission to the Bridgeport Housing Authority's Section 8 program shall not exceed the *Very Low Income* limits established by HUD. The pool of applicant families on the BHA waiting list ensures that the BHA will meet income targeting requirements.

The following categories of applicant/participant families will not go on the Section 8 waiting list, but will be offered a voucher before an available voucher is issued to the next family on the Authority's waiting list:

- ⊙ A participant family is living in a unit which is now overcrowded or under-occupied for its family size and is forced to move though no fault of their own
- ⊙ A participant family who proves extenuating circumstances in their current living situation that places them in a life-threatening situation
- ⊙ Lower income families who would be or are actually displaced by a government action
- ⊙ Participants with a certificate or housing voucher who were admitted after June 30, 1984, and who want to move to another unit without assistance and whose income is greater than 50 percent MFI
- ⊙ Eligible public housing disabled or handicapped applicants who are not 62 years or older upon authorization of the Authority's Executive Director
- ⊙ Families who are displaced due to demolition of a low income public housing complex which will result in the current residents having to be relocated to alternative housing

- ⊙ Single disabled non-elderly persons
- ⊙ Families residing in a complex subject to a homeownership program
- ⊙ Families residing in a multi-family rental housing complex which HUD sells, forecloses or demolishes
- ⊙ Portability families from another jurisdiction holding a valid housing choice voucher.

Further information about the Section 8 admissions policies can be found in the Section 8 Administrative Plan.

G. Pequonnock Apartment Settlement Agreement

The Housing Authority, HUD, CT Legal Services, City of Bridgeport, and Pequonnock Resident Council entered into an agreement allowing 183 Section 8 vouchers to be administered by Family Services Woodfield. Details of the agreement and the exemptions to these vouchers are included as an attachment to the Annual and Five Year Plan Book.

Rent Determination Policies

Purpose and Intent

[The Quality Housing and Work Responsibility Act of 1998](#) requires that housing authorities set forth in their Annual Plan “a statement of policies of the public housing agency governing rents charged for public housing units and rental contributions of families assisted under the Section 8 program.” This statement must describe the Authority’s basic discretionary policies that pertain to rents charged for public housing units, including applicable flat rents, and the rental contributions of families receiving tenant-based assistance. For tenant-based assistance, this statement shall cover any discretionary minimum tenant rent and payment standard policies. A comprehensive description of the Rent Determination Policies can be found in the Bridgeport Housing Authority’s Public Housing Administrative Plan and the Section 8 Administrative Plan.

Rent Payment Standards – Public Housing

A. Minimum Rent

Section 507 of the Quality Housing and Work Responsibility Act requires a minimum rent payment in both the Public Housing and Section 8 Programs. The amount that best reflects the Authority’s minimum rent payment is \$50. The minimum rent refers to a minimum total tenant payment and not a minimum tenant rents. The Total Tenant Payment does not include charges for excess utility consumption or other charges. The Total Tenant Payment is the greater of:

- 30% of the adjusted monthly income or 90% of Fair Market Rent in each geographical location
- 10% of the monthly income
- The minimum rent as established by the Authority.

BHA recognizes that in some instances the minimum rent may create a financial hardship for families. The BHA will review all relevant circumstances and examine the following exemptions to the minimum rent. These exemptions follow the HUD criteria for financial hardship in which:

- The family has lost eligibility for or is awaiting eligibility determination for a Federal, State or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent resident under the Immigration and Nationality Act who would be entitled to public benefits by for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996
- The family would be evicted as a result of the imposition of the minimum rent
- The income of the family has decreased because of changed circumstance, including the loss of employment, death in the family or other circumstances as determined by the PHA or HUD.

B. Ceiling Rents

The Authority does not administrate ceiling rents.

C. Flat Rents

The BHA will apply flat rents to all of its public housing units, using as a basis 90% of the current fair market rent for units comparable in size, location, quality, unit type, age, maintenance, utilities and amenities in the area in which each public housing development is located. The BHA will not set flat rents below the monthly operating cost to operate the units. The BHA uses the Bridgeport Section 8 Annual Rent Reasonableness Study of comparable housing to establish Fair Market Rents. See Admissions and Continued Occupancy Policy for the chart indicating the 90% value in each neighborhood. The Authority is conducting an update on its flat rent schedule. Notice will be given to households for comment prior to implementation.

D. Minimum Income

There is no minimum income requirement. Families that report zero (0) income will be required to provide information in a notarized letter regarding their means of basic subsistence, such as food, utilities, transportation, etc.

The BHA will request credit checks for all adult members of families that report zero (0) income. Where credit reports show credit accounts open and payments current, the BHA will take action to investigate the possibility of fraud or program abuse.

E. Rent Re-determinations

Between income reexaminations, tenants must report changes in income or family composition to the Authority such that the changes result in an adjustment to rent any time the family experiences an income increase or decrease. Households who choose flat rents will verify income once every three years. These families still need to come in annually to determine their family composition.

Rent Payment Standards – Section 8 Tenant Based Assistance

The minimum rent provisions of QHWRA also apply to the Section 8 Tenant-Based Program. All of the hardship exemptions discussed above also apply to Section 8.

The choice of rent system implemented in public housing is not applicable to Section 8. There is no flat rent provision for Section 8 participants to choose. As a matter of program design, ceiling rents are also not applicable to Section 8.

A. Payment Standards

The Authority's payment standard is currently at 110% of [FMR](#). The BHA reviews the appropriateness of the Payment Standard annually when the FMR is published. In determining whether a change is needed, the BHA will ensure that the Payment Standard is always at 110 percent of the new FMR. The Authority uses the following factors in its assessment of the adequacy of its payment standard:

- ⊙ Success rates of assisted families
- ⊙ Rent burdens of assisted families
- ⊙ Suitable vacant units available below the payment standard.

The Authority will comply with the Pequonnock Apartment Settlement Agreement in terms of the Payment Standards established and agreed upon by HUD, which are above 110% of FMR.

The BHA has selected its payment standard for the following reasons:

- ⊙ The BHA has chosen to serve additional families by lowering the payment standard
- ⊙ The payment standard reflects the City of Bridgeport rental market
- ⊙ The BHA desires to increase housing options for families
- ⊙ The BHA wishes to provide a reasonable accommodation for a family with a member with a disability, and therefore may approve an exception to the payment standard up to 110 percent of the fair market rent.
- ⊙ As per HUD guidelines established for the Pequonnock Apartment Settlement Agreement

B. Minimum Rent

The minimum rent provisions of QHWRA also apply to the Section 8 Tenant-Based Program. For Section 8 project-based assistance, HUD has established a minimum rent of \$50. The minimum rent refers to Total Tenant Payment and includes the combined amount a family pays towards rent and/or utilities when it is applied.

The BHA has adopted the following guidelines for hardship exemptions for minimum rents when the participants have no income:

- ⊙ Lost eligibility while waiting for a determination for Federal, state or local assistance programs
- ⊙ Facing an eviction because of this hardship
- ⊙ Income loss due to permanent disability
- ⊙ Death of income provider (s) in household
- ⊙ Other circumstances determined by the BHA or HUD.

All participants will be notified that they have a right to request a hardship exemption. Temporary hardship exemptions are good for 90 days but must be verified first.

C. Rent Reasonableness

All rents will be examined to determine reasonableness based on location, area, condition of unit, rents for both assisted and unassisted units in the vicinity and the amenities provided in the unit. Rents will also be compared to rental units already in the program to facilitate the BHA's determination of reasonableness and according to the Market Rent Survey, which will be updated annually. The survey compares units that are similar in construction, age, square footage,

amenities, inclusion of utilities, and appliances. The rents are also compared as to how the rental amounts vary between the neighborhoods throughout the City of Bridgeport.

D. Pequonnock Apartment Settlement

The Pequonnock Apartment Settlement Agreement allows for 183 Section 8 vouchers with higher payment standards. The Authority will comply with the Pequonnock Apartment Settlement.

Operations and Management

Purpose and Intent

The [Quality Housing and Work Responsibility Act of 1998](#) requires that housing authorities set forth in their Annual Plan “a statement of the rules, standards and policies of the public housing agency governing maintenance and management of housing owned, assisted, or operated by the public housing agency, and management of the public housing agency and programs of the public housing agency.”

BHA Management Structure

Over 160 employees, both professional and technical, are currently employed by the BHA. In 1998, the Authority developed a Strategic Document that outlined a process that established specific organizational mission statements, goals and objectives for various departments and/or key personnel. Standards were incorporated for each goal and measurable benchmarks were established to review and monitor the success of each objective and goal. The flow chart on the following page outlines the key departments in the BHA organization.

A. Executive Office

The goals and objectives of the BHA Executive Office are as follows:

- ⊙ Establish a more powerful internal and external communication system
- ⊙ Modify existing organization structure and workforce roles and responsibilities to include acceptable productive and performance standards
- ⊙ Negotiate all intended/anticipated modifications relative to the bargaining agreements
- ⊙ Establish an open forum for an annual public meeting
- ⊙ Enhance outside relationship with news media and incorporate public relations campaign
- ⊙ Develop a comprehensive orientation/training program for all Board Commissioners.

B. Management Office

The goals and objectives of the BHA Management Office are as follows:

- ⊙ Evolve a more positive, conducive relationship with leaseholders
- ⊙ Restructure the accounts receivable procedures to include a stronger enforcement process
- ⊙ Reduce the vacancy rate

C. Security Office

The goals and objectives of the BHA Security Office are as follows:

- ⊙ Define an effective public safety program in collaboration with the Human Resources Department
- ⊙ Interface with the Executive Office in developing a security plan for the Authority’s property

D. Finance Department

The goals and objectives of the BHA Finance Department are as follows:

- ⊙ Develop a self-sufficiency survival plan and grow within the industry
- ⊙ Reduce dependency on Federal Funding (1 percent every year)
- ⊙ Identify and develop replacement funding and other sources of revenue
- ⊙ Find new sources of capital
- ⊙ Restructure and expand the existing non-profit development corporation
- ⊙ Create for-profit businesses
- ⊙ Maintain an acceptable level of profit
- ⊙ Realign existing and anticipated funds/activities
- ⊙ Develop a clearly defined technology solution to support the BHA mission
- ⊙ Provide a customer-friendly atmosphere.

E. Human Resource Department

The goals and objectives of the BHA Human Resource Department are as follows:

- ⊙ Create a highly skilled, motivated and qualified workforce
- ⊙ Modify existing organization structure and reinforce workforce roles and responsibilities to include acceptable productivity and performance standards
- ⊙ Negotiate all intended/anticipated modifications relative to the bargaining agreements
- ⊙ Create an employee recognition, measurement and incentive program
- ⊙ Establish and maintain consistence in salary steps and ranges for union and non-union positions throughout BHA
- ⊙ Provide and facilitate diversity training, HTVN awareness, training workshops, conferences and seminars
- ⊙ Create an Employee Assistance Program
- ⊙ Work with the Security Office to development and monitor a safety program
- ⊙ Utilize and improve internal staff communication.

F. Modernization Department

The goals and objectives of the BHA Modernization Department are as follows:

- ⊙ Continue to upgrade the existing housing stock as needed
- ⊙ Work creatively with interested parties to establish effective formulas for various mixed financed housing opportunities.

G. Central Maintenance

The goals and objectives of the BHA Central Maintenance Department are as follows:

- ⊙ Develop a process to more effectively acquire the appropriate tools, equipment and materials
- ⊙ Create a uniform (BHA/Resident wide) cost savings program
- ⊙ Assess and expand future needs for administration/maintenance accommodation to increase productivity

- ⊙ Ensure that all work orders and emergency repairs are completed and handled in a timely manner
- ⊙ Purchase quality/durable material for the Authority
- ⊙ Create and encourage a voluntary *Vacant Unit Task Force* out of existing personnel to work two-three days a week on the preparation of units for occupancy.

H. Section 8 Department

The goals and objectives of the BHA Section 8 Department are as follows:

- ⊙ Establish the ability to provide mortgages for potential homeowners
- ⊙ Evolve a positive, conducive relationship with property owners
- ⊙ Work collaboratively with Resident Selection and Site Management to target qualified residents for other services

I. Inspection Office

The goals and objectives of the BHA Inspection Office are as follows:

- ⊙ Thoroughly inspect all the Authority's property's including Public Housing and Section 8 in a timely fashion
- ⊙ Ensure that all repairs and emergency repairs should be reported and handled in a timely manner.

J. Community Affairs Office

The goals and objectives of the BHA Community Affairs Office are as follows:

- ⊙ Link and network social service programs for the residents
- ⊙ Establish the ability to provide mortgages for potential homeowners and develop other programs of interest for the participants (Family Self Sufficiency Program)
- ⊙ Provide job training opportunities and link residents with jobs within the community
- ⊙ Develop effective resident associations and useful training programs to encourage resident integration into mainstream society
- ⊙ Link residents to area entrepreneurs to encourage residents to become independent.

K. Resident Selection Office

The goals and objectives of the BHA Resident Selection Office are as follows:

- ⊙ Increase the occupancy rates at all sites and thereby reduce the waiting list
- ⊙ Maintain an appropriate level of productivity and accuracy
- ⊙ Develop incentives to reduce move-outs in all sites
- ⊙ Diversify the mix of families and income levels at each site.

L. Site Management Offices

The goals and objectives of the BHA Site Management Offices are as follows:

- ⊙ Reduce vacancy rates
- ⊙ Collaborate with the Chief of Security to increase safety

- ⊙ Develop cost-saving ideas
- ⊙ Work with the Community Affairs Department to link residents to social services within the community
- ⊙ Promote self-sufficiency in the resident population.

HUD Programs Under BHA Management

The following federal programs are administered by the BHA. This table highlights number of families expected to be served at the beginning of this fiscal year, as well as expected turnover expected in each program

HUD Programs

| Program Name | Units or Families Served at Year Beginning | Expected Turnover |
|--------------------------------|---|--------------------------|
| Public Housing | 2413 | 200 |
| Section 8 Vouchers | 2738 | 5% |
| Special Purpose Voucher | 259 | 0 |

BHA Management and Maintenance Policies

The following Bridgeport Housing Authority operations and management plans can be found as supporting documents to this Plan:

- ⊙ Administrative Plan for the Section 8 Certificate and Voucher Programs
- ⊙ Affirmative Marketing Policy and Statement of Procedures and Fair Housing Procedures
- ⊙ Capitalization Policy
- ⊙ Grievance Procedures
- ⊙ Section 32 Homeownership Plan, Declaration of Restrictive Covenants and Lease-to-Own lease
- ⊙ Investment Policy
- ⊙ Pet Policy
- ⊙ Procurement Policy
- ⊙ Admissions and Continued Occupancy Policy
- ⊙ Rent Collection Policy
- ⊙ Lease Form

Grievance Procedures

Purpose and Intent

The [Quality Housing and Work Responsibility Act of 1998](#) requires that housing authorities set forth their Grievance Procedures in the Annual Plan. Statutes and regulations for both the Public Housing Program and the Tenant-Based Program require grievance procedures. The grievance procedures provide protection to residents and Section 8 participants that exceeds State law. It is a process housing authorities agree to follow to give residents extra protection under the [1937 Housing Act](#).

The BHA's Grievance Procedure has been recently updated to provide guidelines for management and residents in the just and effective settlement of grievances. The grievance procedure is attached to the Annual and Five Year Plan Book.

Capital Improvements

Purpose and Intent

The [Quality Housing and Work Responsibility Act of 1998](#) requires that housing authorities set forth a Capital Improvement Plan in their Annual Plan. The Act says, “with respect to public housing projects owned, assisted or operated by the public housing agency, a plan describing the capital improvements is necessary to ensure long-term physical and social viability of the projects.”

Comprehensive Grant Program Funding – Five Year Action Plan

The Bridgeport Housing Authority, as a recipient of [Comprehensive Grant Program](#) (CGP) funds, is permitted to update and submit the CGP funding forms utilized for Capital Improvements. These HUD forms outline BHA’s proposed activities for the coming years to ensure long-term physical and social viability of its public housing developments.

Attached to the Plan Template are the following CGP forms:

- Annual and Five Year Plan Summary
- Supporting Documents
- Implementation Schedule
- Optional Five Year Plan Summary and Work Activities

The majority of our Capital Funds will be allocated towards the rehabilitation of Marina Village. The remainder will be for the update and replacement of the heating system at Harborview Towers and 504 compliance, for the housing police unit, for replacement fund, for administrative activities and for the relocation of 32 families.

Hope VI Activities

The BHA is exploring the option to submit an application for Hope VI Revitalization grant in this (FY2003 - 2004) Plan year.

Mixed-Finance Development Activities

The BHA will be exploring mixed-financing development activities to include HOPE VI funding for public housing in the Plan year as a part of Father Panik replacement housing activities and rehabilitation of Marina Village.

Demolition and/or Disposition

Purpose and Intent

The Quality Housing and Work Responsibility Act of 1998 requires that housing authorities set forth in their Annual Plan a description of any public housing development owned by the agency for which the housing authority will apply to HUD for permission to demolish or dispose and a timetable for the demolition or disposition.

General Requirements for HUD Approval for Demolition or Disposition

Although demolition/disposition activity has always been permitted, HUD has only recently begun to actively pursue it as a management strategy option for Public Housing Authorities. This is due to the realization that some developments have difficulties associated not only with physical deterioration, but also with the overall deterioration of the surrounding community. [24 CFR Part 970.4](#) states the general requirements for HUD approval of applications for demolition or disposition.

A. Potential Reasons for Demolition/Disposition

Public Housing Authorities (PHAs) may decide to demolish or dispose of an entire development, or a portion of a development, for a variety of reasons, including:

- ⊙ The costs associated with bringing the existing development into compliance with current standards are prohibitively expensive
- ⊙ The location of the development is no longer conducive to residential use
- ⊙ The land on which the development was built is sufficiently valuable so that the Housing Authority can replace the existing development with an improved development at no cost to HUD
- ⊙ Demolishing or disposing of a portion of the development will allow the remaining portions of the development to be renewed and revitalized through the creation of improved circulation paths and/or the provision of other amenities
- ⊙ Leasing the development to another party may be determined to be more cost-effective or efficient (note that a lease of more than one year is considered to be a disposition by HUD).

B. Resident Consultation/Offer of Sale

Resident consultation is required both at the development level and at the Housing Authority-wide level for all applications. A description of the manner in which resident consultation was accomplished must be included with the application. Copies of any written comments received, as well as the responses to those comments, must also be included with the application.

For most proposed disposition activities, the Housing Authority must offer the development, or the portion of the development affected by the proposed disposition activities, to the resident organization in place for that development.

C. Replacement Housing Plan

Replacement housing plans are no longer required as part of an application for Demolition or Disposition. However, the City of Bridgeport is expected to turn over 100 public housing units to the Authority over a period of five years in replacement of lost units from the Disposition of Pequonnock Apartments. In addition, we are almost complete in identifying the remaining 40 units for the Father Panik Village Replacement Program.

D. Local Approvals

Applications must receive formal approval from the Housing Authority's Board of Commissioners in the form of a resolution. The HA must have a letter from the local Mayor indicating the HA had consulted with the local unit of government over the proposed action.

E. Application Review and Approval

All completed applications are sent to the Special Applications Center in Chicago for review and approval. Applicants should also send a copy of the application to their local HUD field office to arrange an environmental review related to the application.

F. Demolition/Disposition Internet Submission System (DDISS)

The Demolition/Disposition Internet Submission System provides the means by which Housing Authorities may submit Demo/Dispo applications (HUD Form – 52860). The DDISS mission is to accelerate the Demo/Dispo process by reducing the time applications are in transit and limiting the number of errors that can occur by using on-line validation. To further speed the process, E-mail notification within the DDISS system will alert applicants and HUD staff when applications are submitted or returned.

Demolition and/or Disposition Requests

We intend to apply for Demolition activities at Marina Village as part of the rehabilitation of the remaining site. We have not determined specifically, which building will be demolished but the Authority will consult with the residents prior to doing so. Secondly, the Authority is requesting disposition of Wayne Street, which is a fifteen unit uninhabitable complex. Third, we intend to apply for temporary disposition/exemption of the former site manager's office at P.T. Barnum Apartments for a community library, for one unit at Trumbull Gardens Building 10 to utilize as a residential unit for the on-site superintendent, for one unit at Atlantic Street for use as a security office/dwelling unit and one unit at Poplar Street for use as a security office/dwelling unit. The Authority intends to submit a disposition application for a parcel of land at the former Father Panik Village to the City of Bridgeport and Board of Education to construct two new schools at the site.

Designated Public Housing

Purpose and Intent

The [Quality Housing and Work Responsibility Act of 1998](#) requires that housing authorities set forth in their Annual Plan “with respect to public housing projects owned, assisted, or operated by the public housing agency, a description of any projects (or portions thereof) that the public housing agency has designated or will apply for designation for occupancy by elderly and disabled families in accordance with Section 7.”

The designation of public housing for use by specific resident populations is authorized by the [Housing Act of 1937](#), as amended. The resident populations for which all, or a portion of, a public housing development may be designated are elderly families, disabled families, and a combination of the two. [PIH Notice 99-21](#) details the administrative steps necessary to designate all, or a portion of, a public housing development for use by one of these resident populations.

A housing authority may designate all, or a portion of, a public housing development for use by specific resident populations, provided that those residents are already eligible for occupancy in public housing, and provided that a Designated Housing Allocation Plan has been submitted by the PHA and has been approved by HUD.

The decision to reside in public housing is voluntary on the part of residents. No elderly family or disabled family can be required by a housing authority to reside in designated housing, and a family’s decision not to reside in designated housing cannot adversely affect their eligibility for occupancy in another appropriate development or portion of a development.

BHA Designation Applications

At this time, the BHA has not applied for HUD approval 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.

However, the BHA plans to submit an allocation plan to designate Fireside Apartments, part of Harborview Towers, and Park City Manor as elderly only developments.

A part of Harborview Towers will be designated as disabled only units and Boston Commons to be operated as mixed population housing.

The Authority will provide a comprehensive approach to dealing with disabled applicants in response to the possibility of losing various 1 bedroom units in our inventory for the purposes of

Conversion of Public Housing

Purpose and Intent

The [Quality Housing and Work Responsibility Act of 1998](#) established two types of conversions from public housing to vouchers – a mandatory conversion and a voluntary one. The QHWRA requires that housing authorities set forth in their Annual Plan:

- ⊙ A description of any building or buildings that the public housing agency is required to convert to tenant-based assistance under Section 33 or that the public housing agency plans to voluntarily convert under Section 22
- ⊙ An analysis of the projects or buildings required to be converted under Section 33
- ⊙ A statement of the amount of assistance received under this Act to be used for rental assistance or other housing assistance in connection with such conversion.

None of the Authority's development or portions of developments have been identified by HUD or the Authority as covered under Section 202 of the HUD FY 1996 HUD Appropriations Act.

Homeownership

Purpose and Intent

The [Quality Housing and Work Responsibility Act of 1998](#) requires that housing authorities set forth in their Annual Plan a description of any homeownership programs administered by the housing authority.

Section 32 and 5(h) Homeownership Program

The BHA has an approved section [5\(h\) homeownership program](#) (42 U.S.C. 1437c(h)). It is the intention of the BHA to structure the 5(h) Homeownership program in such a way is that it will allow BHA residents/participants an opportunity to become homeowners of scattered site developments. We are also planning to submit an updated version of the homeownership program (Section 32) which will allow for public housing and Section 8 participants to be eligible for the program.

Both programs will operate very similarly. Since the BHA owns the units to be sold, the intent is to sell each unit to eligible families for a price based on the family's ability to pay no more than 35 percent of household income for the principal mortgage, interest, taxes, insurance and utilities.

All families will be given every consideration before offering them an alternate unit if they do not qualify to participate in the homeownership program. All property in the program will be at local code requirements and ensure that all lead-based paint hazards have been eliminated. As a necessary component of the BHA's homeownership program all rehabilitation and repair as indicated in the required home inspection will be completed prior to occupancy by purchasing families.

The Authority expects to submit a new application for a Section 32 homeownership program for Pembroke II and Marina Apartments aka Victorian Gardens. Until as such time as the Authority receives approval for its Section 32 Homeownership Plan, the Authority will operate Pembroke 2 as a scattered site facility with special occupancy guidelines identified in the Authority's Admissions and Continued Occupancy Policy Chapter 4 Section S.

The BHA Section 32 Homeownership program can be found as a supporting document to this Plan. Other governing documents for occupancy, sale and resale include the Lease-to-Own lease and Declaration of Restrictive Covenants.

Community Service and Self-Sufficiency

Purpose and Intent

The [Quality Housing and Work Responsibility Act of 1998](#) requires that housing authorities set forth in their Annual Plan a description of:

- ⊙ Any programs pertaining to services and amenities provided or offered to assisted families
- ⊙ Any policies or programs of the public housing agency for the enhancement of the economic and social self-sufficiency of assisted families
- ⊙ How the public housing agency will comply with the requirements of Subsections (c) and (d) of Section 12 relating to community service and treatment of income changes resulting from welfare program requirements.

Community Service and Self-sufficiency General Policy

The program requires a minimum of two full time staff to implement and monitor. The Authority will comply with the community service requirement subject to funding availability from HUD.

The Authority will operate within the following guidelines:

All adult (nonexempt) residents of public housing must perform an average of 8 hours per month of community service or participate in an economic self-sufficiency program for 8 hours per month or a combination of each activity for a total average of 8 hours a month or a total of 96 hours per year.

The Authority exempts adult resident who are elderly, blind or disabled preventing them from participating, a primary caretaker of such an individual, exempt from work by the State, receiving assistance and in compliance with State or TANF requirements, or is gainfully employed. The adult resident is exempt if they are already participating in community service and/or self-sufficiency activities as defined below.

Work activities include unsubsidized or subsidized employment, work experience if sufficient private sector employment is not available, on-the-job training, job search or job readiness assistance, community service programs, vocational educational training (not to exceed 12 months for any individual), and/or job skills training directly related to employment.

1. COMMUNITY SERVICE ACTIVITIES

The Authority will give residents the greatest amount of community service activities possible for participation. The Authority will inform residents of volunteer opportunities in the community annually, during any changes in the household, and during admissions. Community service activities can include, but not limited to, physical improvement of the

community, volunteer work in schools, child-care centers, hospitals, homeless shelters, or other social service organizations.

Political activity cannot be considered community service. The Authority will not replace BHA employees with community service residents.

2. SELF-SUFFICIENCY ACTIVITIES

The self-sufficiency program is defined as any program designed to encourage, develop, assist, train, or facilitate economic independence or to provide work for our public housing residents. These activities may include job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health counseling and treatment).

3. LEASE REQUIREMENTS

The BHA reserves the right to not renew the household's lease should they fail to comply with the community service requirement. Failure to complete the 96 hours per year will carry over to the following year. Households must enter into an agreement to complete them. Should the household continue to fail the requirement, the Authority will exercise its right not to renew the household's lease. Further non-compliance (i.e. one adult member not meeting requirement, two years of non-participation) may result in eviction.

4. ADMINISTRATION OF PROGRAM AND REQUIREMENTS

The Department of Social Services (DSS) has partnered with the Authority to provide information regarding eligibility of public housing residents receiving assistance. DSS will verify the number of people on public assistance and also provide the number of months they have remaining on their eligibility.

The Authority will initially identify residents paying minimum rent. The Community Affairs Department will provide an assessment to determine exemption or non-exemption. The Counselor will then develop a plan of action identifying their needs and course of action to comply with the requirements should they be identified as non-exempt.

Subsequently, the Authority will continue to identify non-exempt residents annually during their re-certification, intermittently as households' request changes, during new admissions, and/or as identified by DSS as non-exempt. The Authority reserves the right to change exemption status during the year should they become exempt or non-exempt.

The Authority will provide residents with a Community Service Verification Form that should be completed wherever they perform community service. The Authority will identify a point person from that organization as the sole verifier. That person's signature must be on the form. The resident must turn in their verification forms monthly to the

Community Affairs Counselor, during their visits, and/or the Site Manager. The Counselor may verify the validity of the signatures. The Verification Forms will remain in the residents' file.

5. NOTIFICATION PROCESS

All new residents, during admissions, will be informed of this requirement. Their status will be determined annually during their re-certification and during any changes in the household.

Current residents will be notified annually by, but not limited to, mail, flyers, closed-circuit television, monthly and quarterly mailers, public access television, and public meetings.

The Authority will periodically inform all social service agencies, churches, and local board of education of the service requirements and to identify point persons for verifications. All organizations providing the community service activity must comply with the Authority's non-discrimination policy.

Self-sufficiency Activities

The self-sufficiency program is defined as any program designed to encourage, develop, assist, train, or facilitate economic independence or to provide work for our public housing residents. These activities may include job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health counseling and treatment).

Safety and Crime Prevention

Purpose and Intent

The [Quality Housing and Work Responsibility Act of 1998](#) requires all standard, troubled and housing authorities at risk of being designated troubled to develop safety and crime prevention objectives and standards. The objectives and standards must be established in consultation with the local police department and include the following elements:

- ⊙ Measures to ensure the safety of public housing residents on a project by project basis
- ⊙ A description of the need for measures to ensure the safety of public housing residents and for crime prevention measures. It shall describe any such activities conducted or to be conducted by the Authority and provide for coordination between the Authority and the appropriate police precincts for carrying out such measures.

Need for Measures to Ensure the Safety of Public Housing Residents

The following activities within BHA housing communities describe the need for measures to ensure the safety of public housing residents:

- ⊙ Incidence of violent and/or drug-related crime in some or all of the Authority's developments
- ⊙ Incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the Authority's developments
- ⊙ Residents fearful for their safety and/or the safety of their children
- ⊙ Incidence of non-violent crime, including vandalism and/or graffiti
- ⊙ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime.

The BHA is specifically concerned with illegal crime and drug activity specifically around Marina Village, P.T. Barnum, Charles F. Greene Homes, and Trumbull Gardens.

BHA Plan for Addressing the Problem of Drug Related Violent Crime

The BHA plan to address its drug-related crime problem is simple and direct – enforcement and prevention. After examining several potential courses of action, the BHA became convinced that most initiatives, such as counseling, job training and recreation programs would not be effective until the neighborhood becomes safe for its residents.

The BHA will continue its contract with the City and the Police Department for the Housing Police Unit, wherein officers patrol three of our largest complexes. We intend to increase the services to include Charles Greene Homes. Additional private security is contracted to secure our elderly complexes.

The goals, objectives and anticipated outcomes of this funding are illustrated in the following chart.

Goals and Objectives of Safety and Crime Prevention

| Goal | Objective | Anticipated Outcome |
|--|---|---|
| Reduce signs of outdoor drug trafficking and related crime activities at complexes | Increase Housing Police Unit Maintain security guards in elderly complexes | Reduction of arrests on BHA property by at least 10 percent/year, with a reduction of 50 percent by 2005 |
| Reduce traffic around complexes with drug-related problems | Enforce no-loitering around complexes | Reduce and/or intimidate those who frequent complexes for illegal purposes |
| Coordinate activities between BHA Chief of Security and the Bridgeport Police Department | Increase and scatter timing of police presence to deter the criminal element | Reduce presence of drug dealers who will not be able to determine the pattern of police presence and remove their market from BHA property |
| Reduce the number of stolen vehicles on BHA property | Increase police presence to deter thieves from bringing stolen cars onto BHA property for fear of quick recovery and apprehension | Reduce the number of stolen vehicles found on BHA property by 5 percent a year |
| Provide the residents with more secured living environment | Increase communication between Housing Police Unit and residents to report illicit activities | Act as a catalyst in changing residents' attitudes from one of passive behavior to one of pro-active behavior in deterring crime; reduce the vacancy rate by 10 percent/year in complexes that have high drug trafficking |
| Reduce outdoor drug trafficking and other drug-related crimes | Install security lighting at Green Homes and Marina Village | Reduce arrests on BHA property by 10 percent/year |

To aid in the prevention of drug-related violent crime, the Authority is encouraging all eligible residents of public housing to participate in our pre-employment training to reduce inactive individuals who may get into illegal activity. Other incentives include scholarship and financial aid assistance to residents from the public housing community, young or old, who are interested in enrolling in a recognized vocational training program or a four-year or two-year institution of higher learning.

FY 2002 Crime and Drug Prevention Activities Planned by the BHA

- ⊙ Increase Housing Police Unit to include coverage at Charles Greene Homes.

BHA One Year and Five Year Plan Narrative

- ⊙ Explore the implementation of a photo ID program for residents
- ⊙ Improve site-specific resident councils

The developments most effected by these activities would be Marina Village, P.T. Barnum, Trumbull Gardens, and Charles Greene Homes.

Coordination Between the BHA and the Housing Police Unit

The Housing Police Unit has been effective. A liaison has been working with our Chief of Security and we shall continue this positive relationship.

Pet Policy

This policy was developed after weighing and balancing the interests of Bridgeport Housing Authority's (BHA) residents, BHA management and its communities surrounding BHA's developments and dispersed housing. In accordance with Federal regulations, the BHA will permit pet(s) in specified dwelling sites in accordance with this policy. No exotic, wild or dangerous animals, snakes, farm animals to include chicken and roosters or any other animal not permitted in residential units by state or local laws, ordinances or this policy may be kept by residents.

Public housing residents living in determined site (see Section 3) are permitted to keep no more than 1 dog or 1 cat per unit. The site restrictions do not apply to service animals that assist persons with disabilities, or service animals that accompany visitors to the developments, or elderly residents requiring the companionship of an animal.

A. REGISTRATION AND APPROVAL

1. Criteria Prior to Admittance

Request for permission to have a pet(s) must be submitted, and written approval from BHA must be received, PRIOR to admittance of pet(s) into the unit. The applicant must provide the Site Manager proof of ownership, the pet's good health and suitability under the standards set forth in these rules and regulations (Exhibit A), proof of the animal's licensing, vaccination, neutering/spaying and paws de-clawed records, in accordance with state and local laws, etc. (Exhibit B). The licensing and vaccinations must be renewed at the time of resident's re-examination. All licenses and tags must be current. The applicant will be required to complete the following forms:

- Pet Information (see Exhibit A)
- Veterinarian Certification (see Exhibit B)

Upon written approval by the Housing Authority, the resident pet owner and BHA must enter into a "Pet Agreement" (Exhibit C) and sign an "Affidavit" (Exhibit D) indicating their understanding of the Pet Policy and their responsibilities before the dog is permitted on the premises and/or the dwelling unit. All pets must be photographed by the Authority.

2. Vaccination Requirements

Dogs and cats must have the proper inoculations required by law, and certified by a veterinarian licensed to practice in the State of Connecticut.

All resident pet owners shall attach a tag to the dog or cat's collar showing that the animal has been inoculated with anti-rabies vaccine and has been properly licensed. The dog and cat shall wear the collar at all times.

B. DEFINITIONS

A common household "pet" shall mean a domestic animal as defined under state and local law, rule, and ordinance, including dogs, cats, birds, fish, rabbits or rodents such as gerbil, hamster, or mouse. However, the Authority will not allow residents to own, possess or keep a pit bull, german shepherds, doberman pinchers, american bulldog, rottweiler, and chow. Common household pets shall not include ferrets, monkeys, farm animals, and snakes or other reptiles other than turtles.

A "service animal" shall mean an animal, which has been trained and certified to provide services to an individual with a disability.

BHA One Year and Five Year Plan Narrative

A "dangerous dog" shall mean any dog with a known propensity or disposition to attack, to cause injury to or to otherwise endanger the safety of humans or other domestic animals within, on, or around the development, or any dog that attacks or bites any person or domestic animals within, on, or around the development.

BHA means the Housing Authority of the City Bridgeport, its commissioners, officers, employees, servants and agents.

A "farm animal" may include but is not limited to chickens, roosters, goats, pigs, horses, cows.

A "common area" means any area to which all residents have access and is not under the direct control of any individual resident (i.e. community rooms, lobby, laundry rooms).

C. SITE RESTRICTIONS

The Authority recognizes the limited private areas for the following sites and has restricted approval of dogs, except for service animals and pets for elderly; however, cats and other pets are allowable:

1. Charles Greene Homes
2. PT Barnum Apartments
3. Harborview Towers
4. Trumbull Gardens Building 11
5. Poplar Street Apartments
6. Bond Street Apartments
7. Boston Commons

D. PET DENSITY

1. No more than one dog or one cat may be kept in any unit.
2. No more than two small, caged birds may be kept in any unit.
3. An aquarium for fish may not exceed twenty (20) gallons.
4. No more than two (2) small animals, i.e. gerbil or hamster, may be kept in any unit. Small animals must be kept in a cage.

E. SIZE

No pet's mature growth shall exceed 18 inches in height, measured from ground to shoulder, nor weigh more than 30 pounds.

F. PET DEPOSIT AND FEES

1. A refundable pet deposit of \$200 will be charged for each dwelling unit where a dog and cat resides. The BHA will place the deposit in an escrow account. The unused portion of the pet deposit will be refunded to the resident along with any accrued interest, within a reasonable time but not more than 30 calendar days after the resident moves from the development or no longer owns or has a pet present in the dwelling unit. The BHA reserves the right to change this deposit amount at any time, consistent with Federal guidelines.
2. Resident pet owner's liability for damages caused by his/her pet is not limited to the amount of the pet deposit and the resident will be required to reimburse BHA for the actual cost of any and all damages caused by his/her pet where they exceed the amount of the pet deposit.
3. If BHA has to remove any pet waste from the resident pet owner's unit, yard, porch or other area which is for the exclusive use of the resident or from the common areas, a twenty-five dollar (\$25) charge will be made per removal. Repeated violations, three in a one-year period, will necessitate the resident pet owner removing the pet permanently from the premises. Failure to comply may result in termination of the resident's Dwelling Lease.

4. Upon move-out, units occupied by a cat or dog will be inspected by the Site Manager for any infestation or other damage resulting from the pet. If the unit is found to be infested, the extermination charge will be the responsibility of the resident pet owner. The charges shall be deducted from the pet deposit. If charges exceed the pet deposit, the resident pet owner will be billed and must pay within 30 days of receipt of the bill. The resident is permitted, and encouraged, to be present for any and all inspections.

G. PET RULES

1. Dogs, Cats and Other Animals

- A. Dogs, cats and other animals shall be maintained within the resident pet owner's unit. When dogs or cats are outside of the unit, they shall be kept on a hand-held leash, cord or chain no longer than six (6) feet and under control at all times. Under no circumstances shall any dog, cat or other animal be permitted to run loose in any common area. A dog shall be deemed running loose when it is on the premises of the resident pet owner, possessor or keeper, but is confined in such a way as to allow the dog to have access to the public right of way.
- B. The unit must be kept free of odors and maintained in a clean and sanitary condition. All animal waste or litter from a cat litter box and cages must be removed daily and disposed of in sealed plastic trash bags and placed in the trash bins. Under no circumstances should any waste be stored in the unit.
- C. Resident pet owners agree to be responsible for immediately cleaning up any waste, dirt, etc. caused by their pet in the common area, public right of way, and their unit. Resident pet owners shall also be responsible for immediately removing and properly disposing of any pet excreta, feces, urine, etc. Animal excrement shall be placed in a closed plastic bag or other closed or airtight nonporous container.
- D. If BHA has to remove any pet waste from the resident pet owner's unit, yard, porch or other area which is for the exclusive use of the resident or from the common areas, a twenty-five dollar (\$25) charge will be made per removal. Repeated violations, three in a one-year period, will necessitate the resident pet owner removing the pet permanently from the premises. Failure to comply may result in termination of the resident's Dwelling Lease.
- E. THE BHA IS NOT RESPONSIBLE FOR ANY ACTION, INJURIES OR DAMAGES CAUSED BY ANY RESIDENT'S PET. A PET IS THE SOLE RESPONSIBILITY OF THE PET OWNER. BHA ASSUMES NO LIABILITY FOR FAILURE OF THE RESIDENT PET OWNER TO CONTROL THE PET. ANY INJURY OR HARM TO OTHER PERSONS, PETS OR PROPERTY IS THE SOLE RESPONSIBILITY AND LIABILITY OF THE RESIDENT PET OWNER. IT IS RECOMMENDED THAT RESIDENT PET OWNERS PURCHASE LIABILITY INSURANCE FOR THIS PURPOSE.
- F. Resident pet owners agree to control the noise of their pet(s) such that it does not constitute a nuisance to any other residents, neighbors or people living in the immediate vicinity of the development or dispersed unit. Failure to control pet noise may result in the permanent removal of the pet from the premises. ANY PET WHICH CAUSES UNPROVOKED BODILY INJURY TO ANY RESIDENT, GUEST, STAFF MEMBER, NEIGHBOR OR ANYONE LAWFULLY ON THE PREMISES SHALL BE IMMEDIATELY AND PERMANENTLY REMOVED FROM THE PREMISES, BY THE PROPER AUTHORITIES WITHOUT PRIOR NOTIFICATION.
- G. No dog or cat shall be left unattended in any unit for longer than twelve (12) hours. All other animals shall not be left unattended for more than twenty-four (24) hours.
- H. All resident pet owners shall provide adequate care, nutrition, exercise and medical attention for their pets. Pets which appear to be poorly cared for or which are left unattended for longer than limits indicated in G above will be reported to the appropriate authority and removed from the premises at the resident pet owner's expense.

- I. The resident pet owner shall submit to the development office the names, addresses and telephone numbers of two responsible parties (not living at the same address) who will care for the pet if the resident pet owner, for any reason, is unable to care for the pet. In the event the person is unable or unwilling to accept responsibility, the resident pet owner authorizes the BHA to contact state or local authorities, to enter the unit, remove the pet and place it with such authorities. The BHA will inform the resident pet owner where the pet has been placed. Resident pet owner will have to arrange for return of the pet. BHA will not be responsible for the well-being of the pet or costs incurred, such charges will be paid by the resident pet owner.
- J. In the event of the death of a pet, the pet must be disposed of pursuant to local ordinances. Dead Animal Collection for the City of Bridgeport should be contacted at 203-576-7751 Resident pet owner shall not bury the pet on BHA property or dispose of it in any manner inconsistent with local ordinances.
- K. In the event of the death of the pet while the resident pet owner is unable to care for the pet, the resident pet owner agrees that BHA shall have discretion to dispose of the pet consistent with state and local guidelines if the responsible parties listed on Exhibit A are unwilling to take responsibility, or if written instructions with respect to such disposal are not provided to the site office in advance by the resident pet owner. Charges for disposal shall be assessed to the resident as damages and will be deducted from the pet deposit.
- L. Resident pet owners acknowledge that other residents may have chemical sensitivities or allergies related to pets and/or are easily frightened by such pets. The resident, therefore, agrees to exercise common sense and common courtesy with respect to the other resident's right to peaceful and quiet enjoyment of the premises.

If using common laundry facilities, it is recommended that the resident pet owner run an additional wash cycle and clean out all filters before leaving the laundry room.

- M. After proper written notification, BHA may require the removal of the pet from the premises on a permanent or temporary basis, in BHA's sole discretion, for the following reasons, by way of illustration not limitation:
 - a. Excessive pet noise or odor after being advised by BHA.
 - b. Unruly, intimidating or dangerous behavior.
 - c. Excessive damage of the resident's dwelling unit and/or development common areas and/or neighbor's property or people living in the immediate vicinity of the property.
 - d. Repeated problems with the pet or any infestation.
 - e. Failure of the resident to provide for adequate care of his/her pet.
 - f. Leaving a pet unattended for more than the allowed time period.
 - g. Failure of the resident to provide adequate and appropriate vaccination of the pet.
 - h. Resident's death, serious illness and/or refusal to care for the pet.
 - i. Failure to properly clean up after the pet.
 - j. Failure to remove the pet will result in a fine of \$25 per day and may result in termination of the resident's Dwelling Lease. After removal of a pet from the premises pursuant to this paragraph, BHA may determine on a case-by-case basis whether the removal of the pet will result in a permanent ban on the pet ownership by the resident.
- N. In the event of an emergency, the resident pet owner gives BHA permission to remove the pet or have it removed from the premises immediately for serious problems including, but not limited to, the following:
 - a. Pet becomes vicious.
 - b. Pet displays symptoms of serious illness.

BHA One Year and Five Year Plan Narrative

- c. Pet demonstrates other behavior that constitutes an immediate threat to the health and safety of a resident, guest, staff member, neighbor, other person authorized to be on the premises or people living in the immediate vicinity of the development.
 - O. With the exception of a service animal that assists a person with disabilities, pets of visitors/guests are strictly prohibited from entering property.
 - P. "Pet sitting" is not permitted for any pet not already residing within the same development and meeting the requirements of this pet policy, state law, or local laws and ordinances.
2. Birds
- A. Birds must be kept caged at all times.
 - B. Cages must be cleaned not less than twice a week. Waste must be disposed of in sealed trash bags and placed in the trash bin. Litter shall not be flushed down the toilet.
3. Fish
- A. The aquarium shall not exceed twenty (20) gallons and shall be placed on appropriately sized stand in a safe location within the unit.
 - B. Water damage to walls, carpets, flooring or the ceiling of the unit below caused by breakage or spillage of or from the aquarium shall be the responsibility of the resident pet owner who shall be billed for actual repair costs, as required.
4. Other Animals
- A. Animals of the rodent family (i.e. hamsters and gerbils) must be kept caged at all times.
 - B. Cages must be kept clean.
 - C. Any other issues such as noise, odor and behavior apply the same as for dogs and cats.

H. NOTIFICATION POLICY

In the event that any resident pet owner violates these pet rules and policy, BHA shall provide written notice of such violations as follows:

1. Creation of a Nuisance

The owner of any pet which creates a nuisance within, on around the development and/or neighborhood or causes excessive noise, odor, unruly or dangerous behavior shall be notified of such nuisance in writing by management and shall be given three (3) days to correct such nuisance. Failure to comply may result in removal of the pet and/or termination of the resident pet owner's Dwelling Lease. If the resident pet owner disagrees, they may request a hearing in accordance with the BHA Grievance Procedure.

2. Dangerous Behavior

- A. BHA shall provide written notification to the resident pet owner of dangerous behavior and the resident pet owner shall have three (3) days to correct the animal's behavior. It is the responsibility of the resident pet owner to correct the violation. Failure to comply will result in the removal of the pet and/or termination of the pet owner's Dwelling Lease. If the resident pet owner disagrees, they may request a hearing in accordance with the BHA's Grievance Procedure.
- B. Any pet which causes unprovoked physical harm to any resident, guest, staff member, neighbor or people living in the immediate vicinity of the development or other authorized person present within, on or around the development shall be immediately removed from the premises by BHA without prior written notice to the resident pet owner of the action and location of the pet.

3. Lease Termination

Households who fail to comply with the terms of this policy will be subject to lease termination action according to the Authority's Admissions and Continued Occupancy Policy statement (Chapter 7 Section M) and process of legal notices.

I. INSPECTION POLICY

1. BHA is given permission to enter the resident pet owner's unit for the purpose of inspection if the BHA receives a signed written complaint, or if BHA staff feels the behavior or condition of the pet(s) or resident pet owner warrants same. The inspection will be made during reasonable hours, after proper notice has been given to the pet owner (48 hours' notice). In an emergency situation, entry will be made immediately. Notice will be given the resident pet owner at such emergency entry, giving the reason for such entry.
2. Resident pet owner must be available to physically control his/her pet during the times when BHA employees, agents of BHA or others must enter the unit to conduct housekeeping and preventative maintenance inspections, provide services such as routine work orders or such other times identified in the lease.

**EXHIBIT A
Pet Information**

This document must be completely filled out and a side-view picture of the pet must be attached before submitting to management. Written approval from BHA must be received before the pet is permitted on the premises and/or in the Dwelling Unit.

Name of Owners: _____

Address: _____

Telephone Number (Work): _____ (Home): _____

Pet Description: Name _____ Breed _____

Age _____

When Full-Grown: Weight _____ Markings _____

Height _____

License No. _____ Tag Info. _____

Flea Collar: Yes _____ No _____

Picture of Pet: Yes _____ No _____

If your pet is a cat, has it been de-clawed? Yes _____ No _____

Is dog/cat neutered/spayed? Yes _____ No _____

Veterinarian's Name: _____

Address: _____

Telephone Number _____

Parties to assume responsibility if you are unable to do so:

(1) Name(s) _____

Address _____

Telephone Number (Work) _____ (Home) _____

(2) Names(s) _____

Address: _____

Telephone Number (Work) _____ (Home) _____

EXHIBIT B
Veterinarian's Certification

Pet Owner's Name: _____

Veterinarian's Name: _____

Address: _____

Telephone Number: _____

Animal's Name: _____ Age _____

Animal's Breed: _____

Weight _____

Is the animal in good health? Yes _____ No _____

Is the animal suitable as a pet? Yes _____ No _____

TREATMENT:

DATE:

Parvovirus _____

Distemper _____

Rabies _____

Heartworm _____

Spay/Neuter _____

Other _____

COMMENTS: _____

Veterinarian's Signature

Date

EXHIBIT C
Pet Agreement

This agreement, entered into this _____ day of _____, _____ by and between the Housing Authority of the City of Bridgeport (BHA) and _____ (Resident), collectively referred to as "the Parties." In consideration of their mutual promises the Parties agree as follows:

1. Resident desires and has received permission from BHA to keep the pet named _____ and described as _____ in the dwelling unit.
2. This Agreement is an Addendum to and part of the Dwelling Lease between BHA and Resident executed on _____. In the event of default by Resident of any of the terms of this Agreement and all succeeding leases, Resident agrees, upon written notice of default from BHA to cure the default within the stated time and/or remove the pet and/or vacate the premises. Resident agrees that BHA may revoke the permission to keep said pet on the premises by giving Resident written notice.
3. Resident agrees to pay BHA a refundable deposit for cats and dogs in the sum of \$200, BHA may use this deposit as is reasonably necessary to take care of any damages or cleaning caused by or in connection with said pet. At the termination of this Agreement, any balance shall be refunded within thirty (30) business days to the Resident. Resident agrees to pay BHA for any damages caused by the pet in excess of the security deposit on demand by BHA. Resident also agrees to pay other fees associated with the Pet Policy for damages and non-curbings of pets. The pet deposit must be paid prior to the pet being brought into the unit.
4. Resident agrees to comply with:
 - A. The Pet Policy
 - B. All other applicable government law and regulations such as but not limited to licensing.
5. Resident represents that the pet is quiet and housebroken, and will not cause any damage to property or annoy other residents.
6. Resident agrees that the pet will not be permitted outside the resident 's unit unless restrained by a leash, cord or chain. Use of the grounds or premises of BHA for sanitary purposes is prohibited except as posted.
7. Resident shall not permit the pet to cause any damage, discomfort, annoyance, nuisance, or in any way to inconvenience or cause complaints from any other resident, staff, or neighbor. Any soiling created by the pet shall be immediately cleaned up by Resident. If management has to remove any waste from any pet, a twenty-five dollar (\$25) charge will be made. Repeated violations (three) will necessitate removal of the pet permanently from the premises or failure to comply may result in termination of the dwelling lease.
8. Resident agrees to immediately remedy any emergency situations involving pet, (e.g., attack by pet on staff member, another resident, or a guest) as BHA determines. Resident agrees to remedy any nuisance or dangerous behavior within three (3) days.

BHA One Year and Five Year Plan Narrative

9. Resident will be financially responsible for any flea or other insect infestation that affects his/her own or adjacent units as a result of his/her pet.
10. Any pet left unattended for twelve (12) hours or more or whose health is jeopardized by the Resident's neglect, mistreatment, or inability to care for the animal shall be reported to the appropriate authority. Such circumstances shall be deemed an emergency for the purposes of BHA removing the animal from the premises. BHA accepts no responsibility for any pet so removed.
11. Resident agrees to maintain the pet(s) in a healthy condition and to update the Pet Information Form on an annual basis at the time of re-examination.
12. Resident agrees that BHA is in no way responsible nor liable for any action, injuries, or damages caused by the resident pet owner's pet. Nor is BHA responsible for the safekeeping or well-being of the pet. A pet is the sole responsibility and obligation of the resident pet owner.
13. Resident has read and agrees to comply with the Pet Policies which are herein incorporated by reference and agrees to comply with such rules and regulation as that are adopted from time to time by BHA in the future.

Manager

Resident

Resident

Date

Date

**EXHIBIT D
Affidavit**

I have read and understand the Family Housing Pet Policy, Pet Agreement, Pet Information and Veterinarian's Certificate of the Bridgeport Housing Authority and agree to comply fully with their provisions. I understand that failure to comply may constitute reason for removal of my pet. If required by management to remove my pet from the premises, I agree to immediately remove any pet and I understand that my failure to do so may constitute grounds for eviction.

I have read and understand the Connecticut State Statute regarding pet ownership. I agree to comply fully with their provisions. I understand that failure to comply with State regulations may constitute fines and removal of my pet.

Resident

Unit Number

Resident

Address

The above-named resident(s) has read and signed the rules in my presence.

BRIDGEPORT HOUSING AUTHORITY

Site Manager

Date

Civil Rights Certification

Purpose and Intent

The [Quality Housing and Work Responsibility Act of 1998](#) requires that housing authorities set forth in their Annual Plan a certification that their housing authority will carry out their Agency Plan in conformity with Title VI of the [Civil Rights Act of 1964](#), the [Fair Housing Act](#), Section 504 of the [Rehabilitation Act of 1973](#), and Title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Authority Certification of Compliance with the PHA Plans and Related Regulations

The Bridgeport Housing Authority's Certifications of Compliance and Board Resolution to approve the PHA Plan is part of the template. See Annual Plan Template

Annual Audit

Purpose and Intent

The [Quality Housing and Work Responsibility Act of 1998](#) requires that housing authorities set forth in their Annual Plan the most recent fiscal year audit of the agency.

Fiscal Audit

The Authority is required to have an audit conducted under Section 5(h)(2) of the [US Housing Act of 1937](#). An audit was completed and submitted to REAC in June 2003. Four findings were identified.

Asset Management

Purpose and Intent

The [Quality Housing and Work Responsibility Act of 1998](#) requires that housing authorities set forth in their Annual Plan a “statement of how the agency will carry out its management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.”

BHA Asset Management

At this time, the BHA is not engaging in any activities that will contribute to the long-term asset management of its public housing stock that have not been addressed elsewhere in this Plan.

Other Information

Resident Advisory Board and Local Resident Sites

The BHA met with its residents in each of its developments including Section 8 residents from February to June 2003 to provide information, seek comments, answer questions, and encourage their participation in the development of the plan. Comments can be found as part of the annual plan template. Other information available for review are notices sent out and the agenda during the meetings.

Statement of Consistency with the Consolidated Plan

The BHA's Consolidated Plan jurisdiction is the City of Bridgeport. The BHA based its statement of needs of families partially on the needs expressed in the Consolidated Plan and consulted the Consolidated Plan agency during the development of this Plan. The Consolidated Plan Certification can be found in the Annual Plan Template.

SECTION 32 HOME OWNERSHIP PLAN

Draft

Enabling Legislature

The United States Housing Act of 1937, Section 6(c) (4) (D) authorizes the Secretary of the U. S. Department of HUD to prescribe requirements for development by local housing authorities of "viable home ownership programs for low-income families capable of assuming the responsibilities of home ownership."

Section 5(h) of the U. S. Housing Act of 1937 authorizes a local public housing agency (PHA) to sell public housing to lower-income tenants, without affecting the Secretary's commitment to pay debt service annual contributions. Subsequently, Section 536 of the Quality Housing and Work Responsibility Act of 1998 amended title 1 of the U. S. Housing Act of 1937 by adding Section 32 homeownership program, which effectively replaces the 5(h) homeownership program. A final rule was published on March 11, 2003 providing guidance for this Authority to establish this plan.

HUD regulations implementing the Section 32 Home Ownership Program are contained in 24 CFR Part 906. These regulations stipulate a home ownership plan be devised by the PHA based on Practical Workability, Consistency with Applicable Law and Regulations and Sufficiency (of the plan) as a Working Document for Review and Implementation.

It is the intention of the Bridgeport Housing Authority to structure the Section 32 Home Ownership Plan in such a way that it will allow Low-Income Public Housing residents and participants of the Section 8 Program an opportunity to become homeowners by utilizing the lease purchase option.

In addition to Pembroke II and Victorian Gardens, any additional properties acquired by the Housing Authority will be considered for home ownership including rehabilitated and newly constructed properties.

This revised policy replaces any and all previous policy prior to June 1, 2002. Additional guidelines governing this program may be found in the Declaration of Restrictive Covenants, and Lease-to-Own Lease Agreement and Purchase Agreement and are attached to this plan.

Method of Sale

Approved applicants must participate in the lease-to-own plan prior to purchasing the designated properties for a period of 12 to 24 months. During the lease-to-own phase, families are still considered public housing residents and must comply with requirements under the Authority's Low-Income Public Housing Admissions and Continued Occupancy Policy. Residents are afforded maintenance services according to the Authority's maintenance plan for Scattered Site program. During the lease-to-own period, families must remain current in all lease obligations and monthly rental payments in order to complete the lease purchase option.

The Authority may grant an extension of the applicant's requirement to purchase the unit beyond the 24-month timetable.

Upon sale of the unit, the homeowner assumes all maintenance responsibilities of the unit and given property. Upon completion of the lease-to-own phase, the household must purchase the property using any conventional loan not to exceed 35% of their income from any reputable lending institution.

During the lease-to-own period, the BHA will be instrumental in assisting the potential homeowner in securing the support of local and regional banks, to originate the loans to facilitate the transaction. 30% of their income will be applied towards the monthly payments and 5% will be escrowed over the course of the lease-to-own phase to be used for down payment and/or closing costs.

Sale and Financing

Since the BHA owns the units to be sold, the intent is to sell each unit to eligible families. The selling price of each property will be its appraised value. Families will then take out a first mortgage not to exceed 35% of adjusted household income for the principal, interest, taxes, and insurance. A Silent Second Mortgage may be utilized, if applicable, in order to make up any difference between the appraised value and the homeowner's first mortgage.

The Authority determined that residents must be capable of assuming the financial obligations of home ownership, under standards for affordability modeled after lending institution requirements. We are requiring that applicants must not earn less than \$25,000; taking into account the unavailability of public housing operating subsidies and modernization funds after conveyance of the property by the BHA. Incomes may not exceed 80% of area median income for the household's family size as determined by the U.S. Department of Housing and Urban Development. In order to maximize income mixing, the Authority may exempt police officers from the income threshold.

The applicant's monthly payments for mortgage, principal, interest, property insurance, and real estate taxes will not exceed the sum of thirty-five percent (35%) of the applicant's *adjusted income* as defined in 24CFR Part 913; plus any subsidy that will be available for such payments.

The family should be able to pay the required closing costs and down payment, excluding appraisal, inspection fees and homeowners insurance. The Authority requires that the applicants have a minimum of 3% of appraised value of their own funds. The 5% escrow set-aside as mentioned in the *Method of Sale* section shall be inclusive of (or applied to) this 3% requirement. However, any additional down payment and/or closing costs required by financial institutions must be met by the applicant.

Properties under consideration to be Sold

1. *Pembroke II*

Twenty units consisting of 4 bedrooms and 2 - 2 ½ baths are currently being built at this site. Expected completion date is June 2004. A copy of the property's physical assessment based on standards set forth specified in 24 CFR 906.7 is attached.

2. *Victorian Gardens*

Plans for this site is on-going and the Authority will publish the proposed site plans once identified. However, we expect that 32 units will be constructed at this site.

3. *Various single family homes*

Single family homes as defined as part of the Father Panik Village Replacement units. Executing those purchased from the U.S. Department of Housing and Urban Development or others identified with resale restrictions.

Repair and Rehabilitation

All properties will be conveyed to meet local, state and federal code requirements, lead free and will require minimum repair and rehabilitation. Any repairs of major components (i.e. structural and mechanical) will be covered under manufacturer and/or contractor warranty. We will require owners of the properties to maintain their properties without assistance from the Authority once purchased from the Authority, except under warranty guidelines.

Eligibility and Selection of Purchaser

Standards for eligibility and selection of initial purchasers are consistent with HUD provisions as stated in 24CFR 906.8. The Section 32 home ownership program through the lease purchase option requires residents to purchase the unit at the end of the option. Should they choose not to purchase the unit, this policy allows the Authority to offer the family the choice of either relocation to other suitable and affordable housing and/or Section 8 voucher or continued occupancy of the unit on a rental basis at a rent no higher than that permitted by the Act.

NOTE: THE SELECTION PROCESS WILL BE PRIORITIZED IN THE FOLLOWING ORDER:

1. Current residency within public housing or Section 8 in the last two years.
After the residency requirement, all applicants must meet all these requirements:
2. Minimum income of \$25,000 and stable employment history. Income may not exceed 80% of the area median income based on their family size, except for police officers.
3. Excellent rent payment history not to exceed 3 late payments in the last two years
4. Clean criminal background history to include co-applicants and additional household members
5. Good credit history
6. Commitment to meeting the program requirements as described in this document
7. Date/Time stamped of applications received followed by lottery in the event that there are too many eligible applicants

Other Requirements

Applicants and co-applicants must be first-time homebuyers as defined by the U.S. Department of Housing and Urban Development and the property must be their primary residence for five years.

Resident Consultation and Involvement

The Authority completed its resident and public review comment requirements during its review of the Annual and Five Year Plan update. A copy of the resident comments taken from our most recent approved PHA Annual and Five Year Plan is attached.

Counseling

All participants must participate in the homeownership training program for 12 to 18 months according to the curriculum established by the counseling agency during the lease-to-own phase. We expect their services to include, but not limited to information on how to buy a home and home repairs, credit counseling, community involvement and getting along with neighbors, responsibility of maintaining the property, lessee responsibilities, maintaining a secure environment, and effective resident councils. A copy of the homeownership counseling agency's curriculum is attached. Neighborhood Housing

Services of New Haven is the current contractor. The Authority reserves the right to accept other comparable homeownership counseling programs approved by HUD.

Participants of the Authority's Family Self-Sufficiency Program who participate in a comparable counseling program may qualify under this requirement.

Sale via Purchase and Resale Entity

Not applicable

Non-purchasing residents

Under 24 CFR 906.23, if a resident does not exercise the right of first refusal under 906.13, the Authority will provide notice to relocate the family 90 days before the date of displacement and may not displace the resident for the full 90-day period. The Authority will notify the resident that the public housing unit will be sold, the transfer of possession of the unit will not occur until the resident is relocated and the household will be offered comparable housing and/or Section 8 voucher depending on which program they came from. The Authority will provide payment of the actual costs and reasonable relocation expenses of the resident to be displaced.

The Authority will provide counseling for the displaced family regarding their rights to comparable housing, including their rights under the Fair Housing Act to choice of a unit on a nondiscriminatory basis without regard to race, color, religion, national origin, disability, age, sex, or familial status. The Authority will not transfer possession of the unit until the resident is relocated.

Limitations and Resale Profits

Under 24 CFR 906.27, limitations are applicable to net proceeds on the sale of the property and statements under this plan meet those requirements.

All participants shall receive a "Declaration of Restrictive Covenants, Resale Agreements and Lease." The declaration, agreement and lease spells out in greater detail requirements and will supercede any possible contradictory statements in this plan.

However, in summary, should the homeowner decide to sell the property within five years, the sale proceeds will be divided accordingly:

- Full payment towards the first mortgage

- Payment to the Authority towards the silent second mortgage (if applicable)

- Payment to the homeowner for any documented improvements to the property

- Depreciated Payment to the homeowner for any appreciation in value of the property within the first five years prorated at 20% per year. Full payment of any appreciation in the value of the property if sold after five years of residency.

Sale proceeds will be set aside by the Authority to be used to purchase replacement units. These units will be operated as public housing units.

Records, Accounts and Reports

The following staff will administer and maintain the properties:

December 12, 2003

- Executive Director will be responsible for the overall oversight of the implementation of the plan
- The Special Assistant to the Executive Director will be responsible for the daily execution of the details of the plan; will coordinate with the Chief of Staff, Chief Financial Officer, Deputy Director, Directors of Modernization, Community Affairs, Section 8, Maintenance and Property Management; will report to the Executive Director; will coordinate with the home ownership training counseling agency; lead the Home ownership Selection Committee
- Chief of Finance will be responsible for maintaining accounting records of all financial transactions in coordination with the servicing bank
- Director of Modernization will be responsible for the proper completion of the rehabilitation process
- Director of Property Management will assist in marketing the program to the Authority's participants, site management, collection of rent and maintenance of site during lease to own phase
- Director of Section 8 will assist in marketing the program to Section 8 voucher recipients, participate in the Selection Committee
- Resident Selection Department will process approved applicants file documents according to transfer policies

Timetable

| | |
|-------------------------|--|
| Current to March 2004 | Accept applications, review and select applicants, participants attending counseling program |
| February 2004 | Submission of revised annual and five-year plan to include Section 32 homeownership plan to HUD Hartford |
| March 2004 | Expected date of approval of annual and five year plan |
| April 2004 | Planned submission of plan to HUD Special Applications Center |
| February and March 2004 | Units ready for certificate of occupancy. Occupy units with eligible and approved applicants under the lease purchase option |
| May 2005 | Initial participants who have completed counseling program may exercise purchase option |
| June – September 2005 | More participants may exercise purchase option |

Deed Restrictions

A copy of the Declaration of Restrictive Covenants, Purchase Agreement and Standard lease customized to cover the Section 32 Home Ownership Plan are attached.

Application

Application forms are available at the Community Affairs Department located at 301 Bostwick Avenue; Resident Selection Office located at 505 Trumbull Avenue; The BHA Administrative Offices located at 150 Highland Avenue; and the Section 8 Administrative Building located at 415 Warren Street. Completed forms must be returned to the Resident Selection Department. A database of all applicants will be established. Applications will then be referred to the Home Ownership Selection Committee to determine eligibility and other requirements as listed above. Applicants may be asked to provide further information in order to assist the committee make a recommendation. The recommendation is forwarded to the Executive Director for final review prior to notification of applicant's status. Should

an applicant be accepted into the program, the applicant must submit a transfer request with their Site Manager and is referred to the Resident Selection office for transfer within a prescribed time period. The applicant is also referred to the counseling agency to begin their training program.

Property Value Assessments

The Authority will conduct a fair market analysis to determine an initial base price. The resident applicant must conduct and pay for an appraised value analysis by a certified professional to determine final selling price.

Feasibility

Our income analysis of public housing and Section 8 participants supports the minimum income requirements established above. Over 400 households earn over \$20,000 annually and an additional 49 households earn over \$35,000 annually. We believe we have enough prospective applicants to fill our home ownership units. We intend to conduct open house sessions so the community may view a "model unit" resulting in a better understanding of our goals and promote the sale of units to eligible residents.

The Authority is using a lease-to-own plan to ensure that families are prepared over the course of 12 - 24 months for home ownership. This also ensures the Authority to continue housing low-income families in appropriate units. We are also requiring that applicants participate in a homeownership counseling program.

We also provided an option to non-resident family members co-applying with an eligible participant provided the non-resident complies with all other requirements of admissions into public housing and the Section 32 home ownership program. This will allow families to combine incomes to meet minimum income requirements.

Non discrimination certification

Attached is the Authority's non-discrimination policy statement

Legal Opinion

The Authority has included in this plan our legal counsel's opinion indicating the consistency of this plan with all applicable requirements of federal, state and local laws as well as statutes.

Board Resolution

Attached is the Authority's board resolution accepting this proposed plan.

CONNECTICUT PROJECT BASE SECTION 8 COLLABORATIVE

**Bridgeport Housing
Authority**
150 Highland Ave.
Bridgeport, CT 06604

Betty Jones
US Department of Housing and Urban Development
Office of Public and Indian Housing
Connecticut State Office
One Corporate Center, 19th Floor
Hartford, CT 06103-3220

Hartford Housing Authority
475 Flatbush Ave.
Hartford, CT 06106

**Middletown Housing
Authority**
40 Broad Street
Middletown, CT 06457

Dear Ms. Jones:

On behalf of the Public Housing Authorities (PHAs) of Bridgeport, Hartford, New Haven, Stamford and Middletown, we are requesting your review and approval of the Request for Proposals which includes the selection criteria and advertisement in order to implement a Section 8 Project Based Assistance Initiative throughout the State of Connecticut.

**New Haven Housing
Authority**
360 Orange Street
New Haven, CT 06509

Over the past several months, the five PHAs working in close collaboration with a broad based group that included the Connecticut Housing Finance Authority, the Connecticut Housing Coalition and the Technical Assistance Collaborative have worked to develop and implement a Statewide Section 8 Project Based Assistance Initiative. Utilizing the newly revised option offered by HUD to “project base” vouchers, this Initiative will help increase supply of quality affordable housing available to those participating in the voucher program by encouraging the development of new high quality affordable units and/or identifying existing units as affordable. The RFP, being jointly released by the PHAs and the Connecticut Housing Finance Authority will offer both Section 8 Project Based Rental Assistance and development financing assistance.

Stamford Housing Authority
22 Clinton Ave.
Stamford, CT 06904

**Connecticut Housing
Coalition**
30 Jordan Lane
Wethersfield, CT 06109

CHFA
999 West Street
Rocky Hill, CT 06067

On behalf of our collaborators and ourselves we request a timely review of the RFP and advertisement in order to make an August release of the RFP possible. Enclosed are the RFP and the advertisement for your review. If you need further information or have any questions, please contact Colin Vice at 203-337-8915. Thank you for your consideration of this important Statewide Initiative.

Connecticut Legal Services
62 Washington Street
Middletown, CT 06457

Sincerely,

**Technical Assistance
Collaborative**
535 Boylston Street
Boston, MA 02116

Executive Director
Bridgeport Housing Authority

Executive Director
New Haven Housing Authority

Enclosure

ADVERTISEMENT

**Connecticut Housing Finance Authority
Bridgeport Public Housing Authority
Hartford Public Housing Authority
New Haven Public Housing Authority
Stamford Public Housing Authority
Middletown Public Housing Authority**

Request for Proposals

Section 8 Project Based Assistance Program

The Bridgeport Public Housing Authority, Hartford Public Housing Authority, New Haven Public Housing Authority, Stamford Public Housing Authority and Middletown Public Housing Authority are authorized through the United States Department of Housing and Urban Development (HUD) to implement and administer a Section 8 Project-Based Assistance (PBA) Program.

The Connecticut Housing Finance Authority in collaboration with the Public Housing Authorities (PHA) of Bridgeport, Hartford, New Haven, Stamford and Middletown will make available Two Hundred and Sixty Six (266) Section 8 Project-Based vouchers for extremely low to very low income households. These project-based vouchers will be sited in areas based on guidance by each PHA. This project-based initiative will be managed through a partnership between these local PHAs and the Connecticut Housing Finance Authority. Section 8 project-based vouchers will be offered to either new projects (new construction or rehabilitation) or existing housing where no rehabilitation work is required.

Developers/owners who are non-profit, non-profit and for-profit partnerships and for-profits are eligible to apply for Section 8 Project-Based Assistance. A fuller description of program restrictions, priorities and selection criteria are described in the Request for Proposals package.

There will be an Applicant's Conference on XXX, XXXX, at the Connecticut Housing Finance Authority, 999 West Street, Rocky Hill, CT, XX Floor. It is strongly suggested that all prospective applicants attend this session.

The RFP package will be available on XXXX, XXXX (date), at the Connecticut Housing Finance Authority, (Where). Applications must be submitted as instructed in the RFP package by **XXXX, XXXX (date) no later than 4:00 PM**. Two (2) copies of the application should be sealed, labeled “ CT Project-Based Assistance Initiative” and submitted to:

The Connecticut Housing Finance Authority
999 West Street
Rocky Hill, CT 06067-4005
Attn: Michael J. Ward, Administrator
Multifamily Underwriting and Technical Services

Late applications will not be accepted.

All questions regarding the RFP should be submitted in writing to Michael J. Ward **by FAX at XXX-XXX-XXXX, by mail at** The Connecticut Housing Finance Authority, 999 West Street, Rocky Hill, CT 06067-4005, or by email, XXX (email address).

The RFP package is all inclusive of forms to be utilized and submitted for this application process. Applications submitted on forms other than those specified will be rejected without further consideration.

The awarding of Section 8 Project-Based Assistance vouchers is subject to approval by the Bridgeport Public Housing Authority, Hartford Public Housing Authority, New Haven Public Housing Authority, Stamford Public Housing Authority or Middletown Public Housing Authority depending on the location of the project.

XX, XX XXXX (Date of Advertisement)

REQUEST FOR PROPOSALS

Statewide Section 8 Project-Based Assistance Program To Support the Development of Affordable Housing

- I. Overview
- II. Available Vouchers and Intended Uses
- III. Terms of Section 8 Project-Based Assistance
 - A. Contract Term
 - B. Rents
 - C. Tenant Selection
 - D. Siting Standards and Deconcentration of Poverty Goals
- IV. Processing of Applications
 - A. Timetable
 - B. Instructions of Submission of Applications
 - C. Application Selection Procedures
 - (1) Projects located within participating jurisdictions
 - (2) Projects located outside participating jurisdictions
 - (3) Preference Rules
- V. Threshold Criteria for Applications
- VI. Application Response Components
 - A. Projects involving new construction or substantial rehab
 - B. Projects involving existing housing

I. Overview

Section 8 Housing Assistance Vouchers (“vouchers”) provide rental subsidies to eligible extremely low and very low-income households. The amount of subsidy is based on the difference between the tenant’s required contribution (30 percent of defined household income) and the rent to lease an eligible housing unit. Rents must be reasonable for the immediate market, and may not exceed a jurisdiction’s voucher Payment Standard as established by the U.S. Department of Housing and Urban Development.

Typically Section 8 vouchers are “tenant based” assistance -- the assistance is provided to the tenant who may then rent any eligible housing unit of choice. Under a newly revised option offered by the Department of Housing and Urban Development, Housing Authorities may provide “project based” Section 8 assistance, which ties Section 8 assistance to a specific unit, rather than to a specific tenant. Utilization of this option to “project base” vouchers will help increase the supply of quality affordable housing available to those participating in the voucher program by encouraging the development of new high quality affordable units and/or identifying existing units as affordable.

In this RFP, the Connecticut Housing Finance Authority (the Authority) in collaboration with the PHAs of Bridgeport, New Haven, and Middletown will make available 380 Section 8 project-based vouchers for extremely low to very low income households.

These project-based vouchers will be sited in areas based on guidance by each PHA. (See Section II, Inventory of Vouchers Available.) This project-based initiative will be managed through a partnership between these local PHA's and the Authority. Section 8 project-based vouchers will be offered to either new projects (new construction or rehabilitation) or existing housing where at least \$1,000 in rehabilitation work is required.

Through this initiative, owners of quality affordable housing will be offered the opportunity to receive allocations of vouchers that can be “attached” to their rental housing for an extended period of time through contracts with local PHA's. Thus owners will gain the benefit of a multi-year contract ensuring a Section 8 approved rent for their properties for an extended period. Eligible extremely low (households at 30% Area Median Income or below) and very low-income households (households at 50% Area Median Income or below) will gain the benefit of quality affordable housing at a price that they can afford. All will benefit by preserving this important housing assistance for use in Connecticut.

The partnership’s objective is to make the process of designating Section 8 subsidies for project-based use easier, more efficient, and more effective by:

- Organizing a statewide RFP process, of which this is the first round;
- Obtaining from HUD a single set of guidances that will apply to all partnership-assisted projects;
- Providing participating PHA's with technical assistance on such matters as amending Section 8 administrative plans and understanding and meeting the requirements of HUD's project-based assistance program;
- Providing a mechanism for distributing project-based vouchers throughout the state;
- Encouraging deeper levels of affordability within development projects and;
- Encouraging the production of affordable housing targeting extremely low to very low-income households.

II. Available Vouchers and Intended Uses

The following PHAs have dedicated vouchers to be project-based as part of this initiative. Below is a summary, for each participating PHA, of the number of vouchers available, the intended area where the vouchers will be located, and the intended use of the vouchers.

Bridgeport Housing Authority: 250 vouchers

Priority location: Bridgeport

Use: At least 180 vouchers for family units; 70 vouchers for supportive housing developments. Extremely low and very low-income households from the PHA’s waiting list. Rehabilitation at \$1,000 per unit or more or new construction developments.

New Haven Housing Authority: 121 vouchers

Priority location: Neighborhoods in the greater New Haven area or other parts of the state, which are *not* located in areas of minority concentration. An “area of minority concentration” is defined as a Census Tract Block Group in which the proportion of minority residents exceeds by twenty percentage points the percent of minority residents in the New Haven-Meriden MSA. Appendix VI lists qualifying New Haven neighborhoods.

Use: Extremely and very low-income households from the PHA’s waiting list.

(Voucher use in accordance with CCA v. Cisneros settlement.)

Middletown Housing Authority: 10 vouchers

Priority location: Middletown

Use: Extremely low income and very low-income households from the PHA’s waiting list.

III. Terms of Section 8 Project-Based Assistance

Within this funding round, the initiative will make available up to 380 units of Section 8 project-based vouchers for extremely low- to very low-income households.

Key contract terms and program regulations include, but are not limited to the following:

A. Contract Term: The Section 8 project-based vouchers will be committed for an initial term of ten years subject to the availability of adequate annual appropriations to the issuing housing authority from the U.S. Department of Housing and Urban Development. Contracts will be signed between the respective PHA and the owner of the development.

B. Rents: Rents must be reasonable, i.e. comparable to the market rents for comparable apartments in that immediate market. As part of this application process, applicants are required to demonstrate the reasonableness of their rents by providing information about market rents for comparable units.

In addition, rents are limited by jurisdictions’ Fair Market Rents (FMRs), which are provided below and in the Appendices. In most neighborhoods, the FMR is the maximum rent amount permissible for a Section 8-assisted unit. In neighborhoods with particularly high rents, the Housing Authority may have authority to approve a payment

standard that exceeds the FMR, at the Housing Authority's discretion, provided that the higher rent is reasonable for that market.

Fair Market Rents for Existing Housing

| | 0-BR | 1-BR | 2-BR | 3-BR | 4-BR |
|----------------|--------|--------|--------|--------|--------|
| Bridgeport PHA | \$555 | \$721 | \$868 | \$1086 | \$1354 |
| Hartford PHA | \$510 | \$636 | \$813 | \$1020 | \$1238 |
| New Haven PHA | \$597 | \$733 | \$905 | \$1160 | \$1344 |
| Stamford PHA | \$1006 | \$1178 | \$1436 | \$1925 | \$2126 |
| Middletown PHA | \$510 | \$636 | \$813 | \$1020 | \$1238 |

Note that the FMRs are estimates of rent *plus* the cost of utilities except telephone.

The tenant household's share of the rent and utility costs is 30 percent of the household's adjusted gross income.

Annual rent increases will be based on rent increases of comparable unassisted units. Annual rent increases must be requested by the owner from the issuing PHA.

C. Tenant selection: Tenants of assisted units must be selected from PHA waiting lists. Procedures for tenant selection for these project-based section 8 units will be based on the issuing PHA's Administrative Plan for the Section 8 Program consistent with the following guidelines:

- 1) When the vouchers originate from a single PHA (A) and are attached to units located within A's jurisdiction, the owner of the units must select tenants for them from A's waiting list.
- 2) When the vouchers originate from more than one PHA (A, B, . . .) and are attached to units located within one of the PHAs' jurisdictions, say B's, the owner of the units must select tenants for them from a blended list (ordered by date of application) composed from the waiting lists of A, B, . . ., except that any or all of the other contributing PHA's may direct that the tenants for their units be selected from B's waiting list.
- 3) When the vouchers originate from a single PHA (A) and are attached to units located in another PHA's (C's) jurisdiction, the owner of the units must select tenants for them from a blended list composed from A's and C's waiting lists, except that A may direct that the tenants for its units be selected from C's list.
- 4) When the vouchers originate from more than one PHA (A, B, . . .) and are attached to units located in the jurisdiction of a non-contributing PHA (Q), the owner of the units must select tenants for them from a blended list composed of the waiting lists of A, B, . . . and Q, except that any or all of the contributing PH's may direct that the tenants for their units be selected from Q's list.
- 5) A participating PHA may elect to establish a separate waiting list for project-based voucher assistance, or to use a single common list for admission to the PHA's tenant-based and project-based assistance programs. If the PHA chooses to maintain a separate waiting list for project-based units, all PHA tenant-based

assistance waiting list families who want project-based units must be permitted to place their names on the separate list.

- 6) When an owner refers an applicant to a PHA, the PHA may place applicants referred by owners on the PHA's waiting list in accordance with local waiting list policies and selection preferences.
- 7) Owners may subject prospective tenants referred by the PHA to the same selection criteria used for other tenants in their development.
- 8) Owners may reject tenants referred by the PHA; however, valid reasons based on the generally applied selection criteria must be given for such rejections.
- 9) Although HUD currently prohibits project-specific waiting lists, it has indicated that it will promulgate a new rule in the near future that might lift this prohibition. If this happens, we will adjust our tenant selection rules to permit such lists.

After the award of project-based assistance under this RFP, the participating PHAs will develop any blended waiting lists necessary.

D. Siting Standards and Deconcentration of Poverty Goals. Pursuant to statutory requirements, PHAs may award project-based vouchers only if the project is consistent with the goal of deconcentrating poverty and expanding housing and economic opportunities. HUD has interpreted this new statutory language and has stated in its Initial Guidance, subject to further instructions, that the following standard applies: Project based voucher assistance must be for units in census tracts with a poverty rate of less than 20 percent. The initiative believes that HUD may consider a waiver to this limit for projects located in areas where the poverty rate is over 20%. Applicants should not assume, however, that HUD would approve a waiver request. To determine the poverty rate for the census tract in which your project is located, please refer to Appendix VII.

IV. Processing of Applications

A. Timetable:

| | |
|------------------------|--|
| RFP Publication | There will be three weeks of publication The RFP will be re-issued every 120 Days |
| Applicant's Conference | 22 days after initial publication |
| Application Deadline | 60 days after initial publication. |
| Preliminary Selection | 45 days after application deadline |

B. Instructions for Submission of Applications

Three (3) copies of the application should be sealed, labeled “ CT Project-Based Assistance Initiative” and delivered to:

The Connecticut Housing Finance Authority
999 West Street
Rocky Hill, CT 06067-4005
Attn: Michael J. Ward, Administrator
Multifamily Underwriting and Technical Services

Non-responsive, incomplete or late applications will not be considered.

Any questions regarding the RFP should be submitted in writing to Michael J. Ward at the above address.

C. Application Selection Process

Following is the sequential process that participating public housing authorities will use for awarding vouchers to applicants.

(1) **PROJECTS LOCATED WITHIN PARTICIPATING JURISDICTIONS:**

Applications for vouchers to be located within a participating housing authority's jurisdiction. For the purpose of this round, those jurisdictions are: Bridgeport, New Haven, and Middletown.

1. Applications for vouchers to be located in the above jurisdictions will be sorted by the proposed geographical location of the vouchers they request.
2. Each application will then be deemed qualified if it is complete and meets both the threshold criteria set forth in Section V and the requirements that the Public Housing Authority (PHA) for that jurisdiction attaches to its offered vouchers as set forth in Section II.
3. Non-qualifying applications will be rejected.
4. If the number of vouchers offered by a PHA exceeds the number of vouchers requested by all qualified applications for that jurisdiction then each application would be granted its full request.
5. If the number of vouchers offered by a PHA is fewer than the number of

vouchers requested by all qualified applications for that jurisdiction, then the choice of which applications will be granted will be decided in accordance with the preference rules at Section **IV C**.

6. A qualified application that is not awarded the full complement of its requested vouchers, will be considered for additional vouchers under the following selection procedures for vouchers to be located outside the participating housing authorities' jurisdictions.

(2) **PROJECTS LOCATED OUTSIDE PARTICIPATING JURISDICTIONS.** Applications for vouchers to be located outside of Bridgeport, New Haven, and Middletown.

1. An application for vouchers to be located outside the participating housing authorities' jurisdictions listed above shall be deemed qualified if it is complete and meets the threshold criteria set forth in Section **V**.
2. If there are qualified applications for projects in non-impacted areas, those projects will be eligible to receive vouchers from Bridgeport, Middletown and New Haven. "Non-impacted areas" are defined as Census Tracts in which the poverty rate is less than 20%.
3. If the number of vouchers offered by these three PHAs that remain available after awards to projects sited within the participating jurisdictions, above, exceeds the number of vouchers requested by all qualified applications in non-impacted areas, then each application will be granted its full request for vouchers.
4. If the number of vouchers available is fewer than the number of vouchers requested by all qualified applicants from non-impacted areas then the choice of which applicants will be granted vouchers will be decided in accordance with the preference rules at Section **IV C 3**.
5. Any applications for vouchers to be used in impacted areas outside of Bridgeport, New Haven, and Middletown will be deemed preliminarily qualified if it is complete and meets the threshold criteria set forth in Section **V**. These qualified applications would be eligible for vouchers if vouchers remain available after all other qualified applications are considered. Note that projects to be sited in impacted areas may require a waiver of HUD deconcentration requirements in order to receive project- based assistance.

(3) **PREFERENCE RULES.** If there are more vouchers requested from qualifying applications (as defined above) than there are available vouchers, then the distribution of those vouchers will be based upon the Preference Rules below:

1. Service to Extremely Low Income Households (10 Points)

The owner commits to provide housing and voucher assistance to households with incomes less than 30% percent of area median income adjusted for family size throughout the term of the contract. Points will be awarded based on the pro rata share of all assisted units up to the maximum points available.

2. Located in Non-impacted areas (10 Points)

Project is located in a Census Tract in which less than 20 percent of the households are below the poverty level as defined in the 2000 Census. (See Appendix VI and VII for a listing of such Census Tracts)

3 Extended Long Term Affordability (5 points)

All applications ranked from lowest to highest according to the number of years that the voucher assisted low-income units in the proposed development will be committed by an Extended Low-Income Housing Commitment to very low income occupancy (less than 50 percent of area median income) for a period longer than the terms of the initial contract or any renewals offered.

5 points will be assigned to each application in the top quartile of all applications.

4. Sponsors (5 points):

Non-profit sponsors or for-profit/Non-profit joint ventures

5. Supportive Housing (5 Points)

- Permanent supportive housing has as its primary purpose assisting the individual or family to live independently in the community and meet the obligations of tenancy.
- Tenants have individual or shared apartment units.
- Tenants hold leases.
- The length of stay is up to the individual or family – there is no time limitation as long as the tenant is in lease compliance.
- Housing affordability is ensured either through a rent subsidy or rents are set at levels affordable to the target population.
- Participation in services is not a condition of tenancy.
- Projects may include both individuals and families with special needs and individuals and families without such needs.
- Where tenancy is mixed in a single site, project sponsors may allow all tenants access to on-site services, regardless of whether or not they have identified special needs.

6. Mixed Income Developments (5 points)

Proposal promotes economic integration by developing a minimum of 20 percent non-qualified units.

7. Housing for Families and/or Non-Elder Individuals (5 points)

If the application of these preferences results in a tie between two or more applications, the tied applications will be ranked based on their combined points from Preference 1, “Service to Extremely Low Income Households,” and Preference 3, “Extended Long Term Affordability.”

V. Threshold Criteria for Applications

Applications must meet all the applicable threshold criteria to be considered for assistance through the Section 8 Project Based Assistance Program.

- A. Eligible Owners: owners of eligible properties which are non-profit, nonprofit and for-profit partnerships and for-profits.
- B. Eligible Properties: existing housing, and new housing provided through rehabilitation or new construction, all of which must meet HUD Housing Quality Standards. (See Appendix V for HQS standards)
- C. Development Readiness to Proceed: proposed new construction and rehabilitation must be ready to proceed as documented by the evidence described in Section VII 4 of this RFP:
- D. Development Financial Feasibility: Proposals for new construction and rehabilitation must provide evidence of a “credible financing plan” as described in Section VII 5 of this RFP. Entities seeking associated low cost mortgage finance from the Authority to fund rehabilitation and new construction must submit a Preliminary Financing Request for such financing in order to obtain the preliminary approval that would meet the requirements of a “credible financing plan” required herein. A description of the Preliminary request for Authority financing is in Appendix VIII of the RFP.
- E. Project Based Unit Limitation: No more than 25% of units in a building may be project based unless the assisted units are (a) located in a single family dwelling or (b) made available to disabled families or families receiving supportive services which assist families to achieve self-sufficiency goals. For the purposes of this RFP, single-family dwellings refer to 1-4 family dwellings. HUD must approve these supportive services through a waiver. Applicants should be aware that the statute governing this requirement, at the time of issuing the RFP, does not specify what it means to receive supportive services.

- F. Required Low Income Service Period: 1) housing receiving allocations of project based vouchers must maintain assisted units in service to extremely low and low income households for the term of the assistance contract, typically ten years; 2) owners will agree to seek renewal of such contracts and shall accept any renewals offered consistent with terms and conditions of the original contract for a period of no less than 20 years or the term of any mortgage or regulatory agreement made or implemented consistent with the requirements of an affordable housing finance program, whichever is longer.
- G. Prevailing Wage Requirements: If projects require new construction or substantial rehab of nine (9) units or more, Section 8 assisted units are subject to the Davis-Bacon Act. If applicable, Developer or Sponsor shall comply or cause its contractors and subcontractors to comply with the Federal requirements of the Davis-Bacon wage laws in connection with any construction, alterations or improvement funded under this RFP. If applicable, developers should make certain their development budgets reflect Davis-Bacon wage rates.
- H. Section 8 Project-Based Assistance Program Regulatory Requirements: The project must comply with the Section 8 Project-Based Assistance Program's Regulatory Requirements, 24 CFR Part 983, as amended by the Fiscal Year 2001 HUD Appropriations Act with guidance provided in Revision to PHA Project-Based Assistance Program issued on January 16, 2001 and any amendment thereto. Current requirements are provided in Appendices **I, II, III, IV V**.
- I. Experience: must have successful affordable housing property management experience on their team or experience in administering Housing Choice Section 8 vouchers in collaboration with Housing Authorities.
- J. Supply: Proposals must be designed to add to the supply of decent housing units affordable to very low-income families or individuals.
- L. Local approval: The location of vouchers in developments outside the jurisdictions of any of the participating PHAs must be approved by the PHAs in which they are located.

VI. Response Components

A. Response Requirements for Housing Developed through New Construction or Rehabilitation (of more than \$1000 per unit):

1. Transmittal Letter: A letter on the letterhead of the Developer/Sponsor indicating the intent to apply for project-based Section 8 Vouchers offered through this RFP process will be required. The letter shall state that it is to support

housing to be developed through rehabilitation or new construction of housing. The letter should include introductory and background information on the development entity and its relevant experience as well as plans of the owner for obtaining any additional sources of funds required to attain financial feasibility. Send letter to:

The Connecticut Housing Finance Authority
999 West Street
Rocky Hill, CT 06067-4005
Attn: Michael J. Ward, Administrator
Multifamily Underwriting and Technical Services

2. Project Address and Location Map: Street address including current Zip Code and Census Tract. Include a detailed location map and driving directions to the property.

3. Project Narrative: Describe the neighborhood land use patterns and community demographics of the proposed development's surrounding area, immediate adjacent land uses and the nature of the subject site including all existing improvements.

Describe the proposed construction and/or rehabilitation program and other material aspects of the development concept.

Outline the proposed unit mix and rent/income levels for the entire project. This should include a tenant profile and specific affordability objectives of the proposal. (Note that all projects receiving Project Based Assistance shall obtain tenants from the designated PHA waiting list.)

4. Evidence of Readiness to proceed as follows:

- a) Complete application, including a credible financing plan as evidenced by letter(s) of commitment or other proof of serious intent on behalf of other sources of funds essential to the viability of the proposed project; (see 5 below for more details)
- b) Evidence of site control of a site suitable for the intended purpose;
- c) Written evidence of zoning approval;
- d) Development team in place, including architect, general contractor and management agent;
- e) Outline specifications, written description indicating the level of rehabilitation based on a capital needs analysis performed by a licensed architect or engineer, schematic drawings, 1/8" = 1' 0" minimum (floor plans and elevations) and site plan (1" = 20' - 0" minimum) drawn to scale;

- f) Based on **REF**, above, a trade payment breakdown signed by the general contractor (Applicants with projects subject to bidding requirements must submit a letter from the agency describing the bid schedule and a copy of the agency's bid policy);
- g) Evidence of availability of utilities and access to the site; and

5. Credible Financing Plan: to include evidence of the following:

- a) The total projected development cost, including land, and the financing sources to be utilized.
- b) Evidence that pro forma financial statements for the project have been submitted to at least one reputable financial institution (i.e., bank, the Authority, the DECD, etc.) for consideration, unless the financing commitment has already been issued.
- c) A copy of a commitment letter acceptable to the Authority from financial institutions or sources or, at a minimum, one letter from a financial institution referencing the intended loan amount, rate, term, debt service coverage ratio, any stipulations that may be attached to the financing and the annual operating expense assumptions. The letter(s) must be from all proposed financing sources. The letter(s) must also include a date by which the institution(s) or source(s) intend to enter into a financing agreement. This requirement pertains to all construction and permanent financing sources.
- d) The total projected cost of the housing, including the cost of land and the cost of acquiring the property, if any.
- e) Clear identification of the amount of financing expected to be received from each financing source from which the applicant expects to receive funding.
- f) A letter from each financing source, signed by an appropriate officer or official able to represent that source, which stipulates:
 - (i) The financing source is officially considering and is interested in financing the housing as proposed;
 - (ii) The proposed amount and terms of the financing being considered;
 - (iii) The pro forma financial statements for the project have been submitted, received and either have been reviewed, or are currently under active review by the financing source;

- (iv) Any special conditions or requirements which are, or may be attached to the financing, or which are, or may be made of the applicant as part of the financing which are necessary for further consideration of the financing;
- (v) If possible, the likelihood that the proposed housing will receive the financing indicated,
- (vi) If not possible, why it is not possible to provide such an assessment; and
- (vii) An estimate of the time it will take to complete consideration of proposed financing.
- (viii) For owner/sponsor provided financing, documentation of such financing, including confirmation from an independent third-party CPA verifying the amount of funds committed solely for the purpose of the project applied for.

The determination of whether the applicant has a credible financing plan shall be made by the Authority based on the information identified above, or on other information of a similar nature provided by the applicant and acceptable to the Authority.

6. Section 8 Program Waiver Request.

A) For Section 8-assisted projects that are located in census tracts where the poverty rate is 20% or greater, please provide the poverty rate for the census tract where the project is or will be located from the 2000 Census and a brief (one-page) narrative describing efforts in the areas to de-concentrate poverty over the past four years.

The narrative must include the following:

- a. Information on whether the project is in or adjacent to the Empowerment Zone or a Main Streets Business District;
- b. Information on economic development projects in the project area illustrating their positive impacts relative to job creation, business creation and public, private and HUD investment; and
- c. Information on middle income and market rate housing development (particularly homeownership) in the area illustrating their positive impacts relative to units created and public, private and HUD investment.
- d. Evidence that gentrification is displacing low-income families from the community.

Please refer to **Appendix VII** for 2000 Census Poverty data.

B. Service Plan. For Supportive Housing projects that seek project-based assistance for more than 25% of units, provide a plan that describes the family and economic development services that will be provided to residents of the project.

PBA Documentation as required

PBA Application Sheet from Pilots – Appendix VIII

7. Section 8 Comparable Rent Information. Provide three (3) comparable market rents for each type of unit for which assistance is requested. For each comparable provide monthly rent (indicate whether utilities are included) address, number of bedrooms, amenities, and contact (owner or broker) with phone number.

8. Relocation Plan. Sponsors with occupied properties must furnish a Relocation Plan with a complete master list of all tenant occupants with the application. All tenants must receive a General Information Notice about the proposed project, their rights under URA, on or within ten (10) calendar days of the date of submission. Failure to comply with the URA at any point in the application or development process is grounds for rejection, suspension or revocation of PBA award to a project. The respective PHA will be screen existing tenants for Section 8 eligibility.

B. Response Requirements For Existing Housing:

1. Transmittal Letter: A letter on the letterhead of the Owner indicating the intent to apply for Authority for project-based Section 8 Vouchers offered through this RFP process will be required. The letter shall state that it is to support existing housing. The letter should include introductory and background information on the development entity and its relevant experience as well as plans of the owner for obtaining any additional sources of funds required to attain financial feasibility. Send letter to:

The Connecticut Housing Finance Authority
999 West Street
Rocky Hill, CT 06067-4005
Attn: Michael J. Ward, Administrator
Multifamily Underwriting and Technical Services

2. Project Address and Location Map: Street address including current Zip Code and Census Tract. Include a detailed location map and driving directions to the property.

3. Project Narrative: Describe the neighborhood land use patterns and community demographics of the proposed development's surrounding area, immediate adjacent land uses and the nature of the subject site including all existing improvements.

Outline the proposed unit mix and rent/income levels for qualified and, if applicable, non-qualified units. This should include a tenant profile and specific affordability objectives of the proposal. (Note that all projects receiving Project Based Assistance shall obtain tenants from the designated PHA waiting list.)

4. Evidence of Ownership: For existing projects, submit copy of Deed(s), a description of the Ownership entity, and any Partnership Documents/Agreements

5. Management Team: List entity name, address, phones, fax and e-mail contact information for the management team members such as Sponsor/General Partner, Mortgagor entity, Property Management Agent, and Tax Credit Syndicator or Limited Partner Investor entity. Provide descriptions of relevant experience and qualifications for each team member. For each team member, indicate if there is an identity of interest relationship and, if so, with whom.

6. Cash Flow Projection (NOI and Cash Distribution): Provide a long-term annual cash flow projection covering the next twenty years and incorporating the proposed PBA assistance. Effective annual incomes should be trended forward no greater than 2% per annum, and expenses should be trended at no less than 3% per annum. Show distributions of all cash including revenues, expenses, taxes, reserves, estimated NOI, regularly scheduled debt service on all loans, required reserves, and third-party contingent payments, if any, to determine annual estimates of net cash flow for distribution to owners.

7. Operating Costs: For existing housing, applicants should include audited operating statements for the last full year and an operating budget for the current year with year-to-date income and expenses.

8. Section 8 Program Waiver Request.

A. For Section 8-assisted projects that are located in census tracts where the poverty rate is 20% or greater, please provide the poverty rate for the census track where the project is or will be located from the 2000 Census and a brief (one-page) narrative describing efforts in the areas to de-concentrate poverty over the past four years.

The narrative must include the following:

- a. Information on whether the project is in or adjacent to the Empowerment Zone or a Main Streets Business District;
- b. Information on economic development projects in the project area illustrating their positive impacts relative to job creation, business creation and public, private and HUD investment; and

- c. Information on middle income and market rate housing development particularly homeownership) in the area illustrating their positive impacts relative to units created and public, private and HUD investment.
- d. Evidence that gentrification is displacing low-income families from the community.

Please refer to **Appendix VII** for 2000 Census Poverty data.

B. Service Plan. For Supportive Housing projects that seek project-based assistance for more than 25% of units, provide a plan that describes the family and economic development services that will be provided to residents of the project.

PBA Application Sheet from Pilots Appendix VIII

9. Section 8 Comparable Rent Information. For projects requesting Section 8 assistance, provide three (3) comparable market rents for each type of unit for which assistance is requested. For each comparable provide monthly rent (indicate whether utilities are included) address, number of bedrooms, amenities, and contact (owner or broker) with phone number.

10. Current Tenant Information. Sponsors of existing housing shall provide a list of tenants to include household size and income proposed to receive PBA assistance. The respective PHA will be screen existing tenants for Section 8 eligibility.

Appendices

Section 8 Information

- I. Project based certificate/voucher regs: 24 C.F.R. Part 983
- II. Project based voucher choice statute: 42 U.S.C.A. §1337f (o)(13)
- III. HUD guidance re new statute: 66 Fed. Reg. 3605
- IV. HQS statute: 42 U.S.C.A. §1337f (o) (8) (B)
- V. HQS reg: 24 C.F.R. Part 982, Subpart I.
- VI. Census tracts- New Haven Census Tract Block Groups: Minority concentration
- VII. 2000 Poverty Census tracts info
- VIII.. PBA Application Sheet for Pilots

Appendix VIII

Connecticut Housing Finance Authority Preliminary Financing Request Submission Requirements

NOTE: THIS SECTION IS ONLY RELEVANT IF THE APPLICANT IS APPLYING FOR CHFA MORTGAGE FINANCING IN ADDITION TO THE PROJECT BASED VOUCHERS.

1. **Transmittal Letter:** A letter on the letterhead of the Developer/Sponsor or Borrower Partnership indicating the intent to apply for Authority mortgage financing and/or project-based Section 8 Vouchers offered through this RFP process will be required. The letter should include introductory and background information on the development entity and its relevant experience as well as plans of the owner for obtaining any additional sources of funds required to attain financial feasibility:

The Connecticut Housing Finance Authority
999 West Street
Rocky Hill, CT 06067-4005
Attn: Michael J. Ward, Administrator
Multifamily Underwriting and Technical Services

2. **Project Address and Location Map:** Street address including current Zip Code and Census Tract. Include a detailed location map and driving directions to the property.

3. **Project Narrative:** Describe the neighborhood land use patterns and community demographics of the proposed development's surrounding area, immediate adjacent land uses and the nature of the subject site including all existing improvements. Next include detail regarding the proposed construction and/or rehabilitation program and other material aspects of the development concept.

Outline the proposed unit mix and rent/income levels for qualified and, if applicable, non-qualified units. This should include a tenant profile and specific affordability objectives of the proposal.

4. **Evidence of Site Control:** Submit a statement specifically describing the status and terms of site control for the subject property along with copies of applicable site control documents such as Purchase Option Agreements, Contracts for Sale, Deeds, or long-term ground leases for at least two times the term of the Authority's permanent mortgage loan.

Also, include a *signed certification* by the Sponsor/Owner or Lessee that the acquisition or lease is an "arms length" transaction or, if not, a detailed description as to how it is not.

Finally, describe the status of **all** government and land development approvals required, pending or in place for the subject property.

5. Development Team: List entity name, address, phones, fax and e-mail contact information for proposed development team members such as Developer/Sponsor/General Partner, Mortgagor entity, Architect and Engineers, General Contractor, Property Management Agent, Tax Credit Syndicator or Limited Partner Investor entity, Mortgagor's Counsel and Development Consultants. Provide descriptions of relevant experience and qualifications for each team member. For each team member, indicate if there is an identity of interest relationship and, if so, with whom.

6. Sources and Uses Summary: List **all** proposed sources of funds such as general and limited partner equity (including Federal and state tax credit proceeds), Federal, State and/or other grants, City/Town public funds, and all loans. Provide terms and repayment provisions for all loans and a detailed description of the terms and sources for interim or bridge financing, if any.

Provide a letter from the proposed LIHTC syndicator or investor evidencing availability and terms for LIHTC equity proceeds to the development.

Finally, provide a summary outline of all uses of funds identified in the *Development Budget*. Sources and Uses must balance. (See attached sample *Sources and Uses Summary* – use this format or another showing equivalent information and detail.)

Note: Applicants proposing to use Authority non-bond fund financing should submit proposals with an interest rate no less than 5.0% per annum. For underwriting interest rates on taxable and tax-exempt bond loans, please contact the Authority.

7. Development Budget: Provide an itemized budget listing all proposed uses of funds (hard and soft costs) for the development. This budget should include a parallel listing of all estimated eligible LIHTC basis items and their amounts as well as a calculation showing how the amount for net LIHTC proceeds shown in the *Sources and Uses Summary* was arrived at. If the use of Davis Bacon wages is triggered, developers should make certain their development budgets reflect Davis-Bacon wage rates.

CHFA-financed developments involving rehabilitation and renovations will be required to provide Capital Needs Assessments (CNA) and work program acceptable to the Authority at the time full financing applications are delivered.

(See attached sample *Development Budget* and LIHTC Eligible Qualified Basis schedule – use this format or another showing equivalent information and detail.)

8. Initial Operating Pro forma: This pro forma should establish an estimated initial stabilized Net Operating Income (NOI) for the development to be utilized in the cash flow and distribution schedule described below. In evaluating proposals, all revenue and expense data provided will be assumed by Authority

staff to be estimates for the selected pro forma year--not in current (2001) dollars. The selected year (e.g., 2004) must be stated.

Include annual revenue estimates, as adjusted for vacancy rates in the selected pro forma year, for qualified and non-qualified (market rate) residential rents by unit types and sizes, and, if applicable, tenant utility allowances. Indicate both the source of and method used to derive utility allowance estimates for the pro forma year. If applicable, equivalent revenue information should be furnished for non-residential revenue sources such as commercial/retail, parking, concessions, laundry, special subsidies, etc. Similar information should be provided for estimated annual operating, administrative and management expenses, capital needs replacement reserve requirements, required operating reserves, real estate taxes, etc.

To provide effective income estimates in the initial pro forma year, please use the following schedule of vacancy rate ranges based on the Authority's multifamily lending procedures.

| <i>Residential</i> | |
|---|-----------------------------------|
| Based on Area Median Income %'s (AMI) of the intended tenant population. | <u>Vacancy Rate Ranges</u> |
| Up to 50% AMI | 2.5% to 5.0% |
| >50% up to 80% AMI | 5.0 to 10% |
| >80% AMI (Includes Market Rate units) | 10% to 15% |
| <u>Non-Residential</u> Includes retail/commercial, parking, concessions, laundry, etc. | 20% |

The Authority's per-unit-per-year capital/replacement reserve requirement for calendar year 2002 will be **\$356** – this amount should be trended 4% per year to the proposed pro forma year for estimates.

Please provide documentation from the local Tax Assessor regarding the estimated “as developed” annual real estate tax burden on the property for the selected pro forma year. If full taxes are not to be paid (i.e., full or partial abatement), provide a year-by-year analysis of the proposed real estate tax schedule and include the annually scheduled amounts as part of the cash flow projection. (See attached sample *Operating Pro forma* – use this format or your own showing equivalent information and detail.)

9. Cash Flow Projection (NOI and Cash Distribution): Provide an annual cash flow projection covering the full term of the proposed Authority mortgage. Effective annual incomes should be trended forward no greater than 2% per annum, and expenses should be trended at no less than 3% per annum. Show distributions of all cash including revenues, expenses, taxes, reserves, estimated NOI, regularly scheduled debt service on all loans, required reserves, and third-party contingent payments, if any, to determine annual estimates of net cash flow for distribution to owners.

10. Design Submission: The following are required for preliminary review by the Authority's Technical services staff. For additional information on these requirements, please contact Ms. An Chi Burow, CHFA's Architectural Analyst, at (860) 571-4286.

Site Plan: Provide a preliminary site plan with an area location map. The site plan should include building footprints and all site improvements. (Minimum scale: 1/8" = 1' - 0").

Schematic Drawings: Include proposed floor plans, elevations and residential unit layouts for each building and unit type in the proposed development. Provide quantitative information on gross and net square footages, building heights, parking requirements, etc., (Minimum scale: 1/8" = 1' - 0").

Outline Construction Specifications: CHFA *Outline Specifications Form* is attached.

Schedule of Values (Cost Breakdown): CHFA form is attached. This form is available as an Excel spreadsheet that can be e-mailed at your request. The estimates should include the identity and contact information of the party who prepared the estimates (i.e., architect, general contractor, cost estimation consultant, etc.). If the use of Davis Bacon wages is triggered, developers should make certain the Schedule of Values reflect

current Davis-Bacon wage rates. Please contact Mr. Mark Hirsch, CHFA's Cost Analyst, at (860) 571-4245 for additional information.

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

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

Comprehensive Grant Number
CT26-P001-50100

FFY of Grant Approval
2000

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ² |
|----------|---|----------------------|----------------------|--------------------------------|
| | | Original | Revised ¹ | |
| 1 | Total Non-CGP Funds | | | |
| 2 | 1406 Operations (May not exceed 10% of line 20) | | | |
| 3 | 1408 Management Improvements | 485,000 | | |
| 4 | 1410 Administration | 485,830 | | |
| 5 | 1411 Audit | | | |
| 6 | 1415 Liquidated Damages | | | |
| 7 | 1430 Fees and Costs | 194,320 | | |
| 8 | 1440 Site Acquisition | | | |
| 9 | 1450 Site Improvement | 214,800 | | |
| 10 | 1460 Dwelling Structures | 3,034,254 | | |
| 11 | 1465.1 Dwelling Equipment—Non-expendable | 343,550 | | |
| 12 | 1470 Non-dwelling Structures | | | |
| 13 | 1475 Non-dwelling Equipment | 100,450 | | |
| 14 | 1485 Demolition | | | |
| 15 | 1490 Replacement Reserve | | | |
| 16 | 1492 Moving to Work Demonstration | | | |
| 17 | 1495.1 Relocation Costs | | | |
| 18 | 1498 Mod Used for Development | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | |
| 20 | Amount of Annual Grant (Sum of lines 2-19) | 4,858,204 | | |
| 21 | Amount of line 20 Related to LBP Activities | | | |
| 22 | Amount of line 20 Related to Section 504 Compliance | | | |
| 23 | Amount of line 20 Related to Security | 112,500 | | |
| 24 | Amount of line 20 Related to Energy Conservation Measures | | | |

Signature of Executive Director _____ Date 7/11/00
Signature of Public Housing Director _____ Date _____

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

Annual Statement/Performance and Evaluation
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) | |
| BHA Wide | Management Improvements Security Guard Services | 1408 | | 185,000 | | | | |
| | Public Housing Police Unit | | | 300,000 | | | | |
| | Subtotal | | | 485,000 | | | | |
| BHA Wide | Administrative Salaries for Mod/Personnel and prorations from Operating Reserve | 1410 | | 363,490 | | | | |
| | Benefits | | | 122,340 | | | | |
| | Subtotal | | | 485,830 | | | | |

Signature of Executive Director and Date: *[Signature]* 7/1/02 X
 Signature of Public Housing Director/Office of Native American Programs Administrator and Date:

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

**Annual Statement/Performance and Evaluation
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) | |
| BHA Wide | <u>Fees and Costs</u> Consulting Services for the preparation of the Annual Plan | 1430 | | 35,200 | | | | |
| | A/E Services For design and construction monitoring | | | 159,120 | | | | |
| | Subtotal | | | 194,320 | | | | |

Signature of Executive Director and Date  _____
 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.

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

**Annual Statement/Performance and Evaluation
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) | |
| CT26-P001-006 | Painting Painting of all common hallways, stairwells in (five) buildings - All are seven stories high | 1460 | 5 bldgs. | 65,000 | | | | |
| CT26-P001-035 | Rehabilitation of 55 A Sheridan Street Replacement of plumbing, heating units, fixtures, kitchen cabinets. Repairs to Sheetrock and painted. | 1460 | 1 Units | 18,500 | | | | |
| CT26-P001-044 | New Addition To build a new enclosed entryway and guard station | 1460 | 1 | 112,500 | | | | |
| | Asbestos Removal Removal of asbestos and insulation throughout the units and buildings | 1460 | 64 Units | 170,254 | | | | |

Signature of Executive Director and Date: *[Signature]* 7/11/00 **X**

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

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

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

**Annual Statement/Performance and Evaluation
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 Propose Work (2) |
|---|--|----------------------------|----------|----------------------|-------------|---------------------|--------------------|----------------------------|
| | | | | Original | Revised (1) | Funds Obligated (2) | Funds Expended (2) | |
| CT26-P001-044 | <u>Rehabilitation of Building 10</u> Ground floor, community space and common areas General Rehabilitation of unit interiors - new cabinets - interior doors - new tile, rug and painting <u>Mechanical</u> Replacement of heat distribution system <u>Electrical</u> Electrical upgrade including emergency generator <u>Plumbing</u> Replacement of all plumbing and fixtures <u>Sprinkler System</u> Installation of new sprinkler system per code requirement | 1460 | 64 Units | 920,000 | | | | |
| | | 1460 | 64 Units | 640,000 | | | | |
| | | 1460 | 64 Units | 480,000 | | | | |
| | | 1460 | 64 Units | 244,000 | | | | |
| | | 1460 | 64 Units | 288,000 | | | | |
| | | 1460 | 64 Units | 96,000 | | | | |
| | Subtotal | | | 3,034,254 | | | | |

Signature of Executive Director and Date: [Signature] 7/11/00

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.

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

Annual Statement/Performance and Evaluation
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) | |
| CT26-P001-006 | Dwelling Equipment Replacement of Elevator controls. Replace lighting in cabs of all five (5) buildings | 1465.1 | 5 bldgs | 143,550 | | | | |
| CT26-P001-044 | Elevator Replacement To replace two passenger elevators | | 2 bldgs | 200,000 | | | | |
| Subtotal | | | | 343,550 | | | | |

Signature of Executive Director and Date: *[Signature]* 7/11/02
 Signature of Public Housing Director/Office of Native American Programs Administrator and Date: *[Signature]* 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.

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

Annual Statement/Performance and Evaluation
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 Propose Work (2) |
|---|---|----------------------------|----------|----------------------|-------------|---------------------|--------------------|----------------------------|
| | | | | Original | Revised (1) | Funds Obligated (2) | Funds Expended (2) | |
| BHAMWide | <u>Non Dwelling Equipment</u> | 1475 | | | | | | |
| | P. C. Connection | | | 10,850 | | | | |
| CT26-P001-044 | <u>Appliance Replacement</u> To replace all sixty-four (64) stoves and refrigerators | 1475 | 128 | 89,600 | | | | |
| | Subtotal | | | 100,450 | | | | |

Signature of Executive Director and Date: *[Signature]* 7/11/00 X
 Signature of Public Housing Director/Office of Native American Programs Administrator and Date: _____

(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 III: Implementation Schedule

| 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) |
| CT26-P001-044 | 12/31/00 | | | 12/31/01 | | |
| CT26-P001-002 | 12/31/00 | | | 3/31/01 | | |
| CT26-P001-035 | 12/31/00 | | | 3/31/01 | | |
| CT26-P001-006 | 12/31/00 | | | 9/30/01 | | |
| BHA Wide | 12/31/00 | | | 9/30/01 | | |

Signature of Executive Director and Date: *[Signature]* 7/11/01 **X**

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

(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.

CT 26 P00150101

CAPITAL FUND PROGRAM TABLES START HERE

| Annual Statement/Performance and Evaluation Report | | Grant Type and Number CT26-P00150101 | | Federal FY of Grant: | |
|---|---|---|---------|----------------------|----------|
| PHA Name: Housing Authority of the City of Bridgeport | | Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | 495,980 | | | |
| 4 | 1410 Administration | 495,980 | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 393,785 | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 330,000 | | | |
| 10 | 1460 Dwelling Structures | 2,400,000 | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 591,664 | | | |
| 12 | 1470 Nondwelling Structures | 230,000 | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | 22,400 | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 - 20) | 4,959,809 | | | |
| 22 | Amount of line 21 Related to LBP Activities | -0- | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | 90,000 | | | |
| 24 | Amount of line 21 Related to Security - Soft Costs | 495,980 | | | |

| | | Original | Revised | Obligated | Expended |
|----|---|----------|---------|-----------|----------|
| 25 | Amount of Line 21 Related to Security - Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

CT 2-E POOL 50101

CT 26 Pool 50101

Capital Fund Program Five-Year Action Plan

Part I: Summary

| PHA Name | | Original 5-Year Plan | | | |
|-------------------------|---------------------|--------------------------------------|--------------------------------------|---|--------------------------------------|
| Bridgeport | | Revision No: | | | |
| Development | Year 1 | Work Statement for Year 2 | Work Statement for Year 3 | Work Statement for Year 4 | Work Statement for Year 5 |
| Number/Name/ HA-Wide | 2001 | FFY Grant: 2002 PHA FY: 2001/2002 | FFY Grant: 2003 PHA FY: 2002/2003 | FFY Grant: 2004 PHA FY: 2003/2004 | FFY Grant: 2005 PHA FY: 2004/2005 |
| | Annual Statement | | | | |
| CT26-P001-002A | | 3,406,185 | 3,406,185 | 3,322,400 | 3,350,185 |
| CT26-P001-006 | | 0 | 0 | 645,449 | 0 |
| CT26-P001-009 | | 561,664 | 561,664 | 0 | 617,664 |
| BHA Wide | | 991,960 | 991,960 | 991,960 | 991,960 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

CT 26 0001 50101

| | | | | |
|--|-------------|-------------|-------------|-------------|
| CFF Funds Listed for 5-year planning | \$4,959,809 | \$4,959,809 | \$4,959,809 | \$4,959,809 |
| Replacement Housing Factor Funds | \$ 126,854 | \$ 126,854 | \$ 126,854 | \$ 126,854 |

CT 26 P001 50101

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

| Activities for Year 1 | Activities for Year : <u>2</u> | | | Activities for Year: <u>3</u> | | |
|-----------------------|--------------------------------|--------------------------------------|----------------|-------------------------------|---|----------------|
| | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| | CT26-P001-002A | | | CT26-P001-002A | | |
| | | Bldg and Apt Rehab - Bldgs 22,8,7 | 2,340,000 | | Bldg and Apt Rehab - Bldgs 32,40,25 | 2,340,000 |
| | | Demolition - Bldg 16 | 60,000 | | Demolition - Bldgs 23,24,31 | 240,000 |
| | | Site Improvements - 27,500 sq. Ft | 330,000 | | Site Improvement - 60,000 sq. ft. | 500,000 |
| | | Relocation - 40 Units | 56,000 | | Relocation - 32 units | 44,800 |
| | CT26-P001-009 | Heating System | 561,664 | | Heating System | 561,664 |
| | | Upgrade 80 Units | | | Upgrade 80 Units | |
| | CT26-P001-002A | Community Bldg Rehab | 620,185 | | Community Bldg Rehab | 281,385 |
| | | Housing Replacement Fund (RHF) | 126,854 | | Housing Replacement Fund (RHF) | 126,854 |
| | | BHA Wide- Mgt Security guards/police | 495,980 | | BHA Wide - Mgt - Security Guards/Police | 495,980 |

CAPITAL FUND PROGRAM TABLES START HERE

CT 26 Pool 50102

| Annual Statement/Performance and Evaluation Report | | Grant Type and Number | Federal FY of Grant: | | | |
|---|---|---|----------------------|-----------|-------------------|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | Capital Fund Program Grant No: CT26P001-50102 Replacement Housing Factor Grant No: | 2002 | | | |
| PHA Name: BRIDGEPORT HOUSING AUTHORITY | | | | | | |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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 | | | | | |
| 3 | 1408 Management Improvements | 738,000 | | | | |
| 4 | 1410 Administration | 469,465 | | | | |
| 5 | 1411 Audit | | | | | |
| 6 | 1415 Liquidated Damages | | | | | |
| 7 | 1430 Fees and Costs | 328,000 | | | | |
| 8 | 1440 Site Acquisition | | | | | |
| 9 | 1450 Site Improvement | 75,000 | | | | |
| 10 | 1460 Dwelling Structures | 442,336 | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 15,000 | | | | |
| 12 | 1470 Nondwelling Structures | | | | | |
| 13 | 1475 Nondwelling Equipment | 200,000 | | | | |
| 14 | 1485 Demolition | | | | | |
| 15 | 1490 Replacement Reserve | | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | | |
| 17 | 1495.1 Relocation Costs | | | | | |
| 18 | 1499 Development Activities | 2,309,332 | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | | |

Annual Statement/Performance and Evaluation Report

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

PHA Name: BRIDGEPORT HOUSING AUTHORITY

Grant Type and Number

Capital Fund Program Grant No: CT26P001-50102

Replacement Housing Factor Grant No:

Federal FY of Grant:
2002

X 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 | |
| 20 | 1502 Contingency | | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 - 20) | 4,577,133 | | | | |
| 22 | Amount of line 21 Related to LBP Activities | | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | 123,000 | | | | |
| 24 | Amount of line 21 Related to Security - Soft Costs | 738,000 | | | | |
| 25 | Amount of Line 21 Related to Security - Hard Costs | | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | 250,000 | | | | |

CT 26 P001 50102

Capital Fund Program Five-Year Action Plan

CT26 P001 50102

Part I: Summary

| PHA Name BRIDGEPOKt HOUSING AUTHORITY | | <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: | | | | Work Statement for Year 5 |
|--|---------------------|---|--|--|---------------------------|---|
| Development Number/Name/HA- Wide | Year 1 2002 | Work Statement for Year 2 FFY Grant: CT26P001-50103 PHA FY: 2004 | Work Statement for Year 3 FFY Grant: CT26P001-50104 PHA FY: 2004 | Work Statement for Year 4 FFY Grant: CT26P00150105 PHA FY: 2005 | Work Statement for Year 4 | Work Statement for Year 5 FFY Grant:CT26P00150106 PHA FY: 2006 |
| | Amount Statement | | | | | |
| CT26-P001-002A | | 3,185,517 | 3,185,517 | 2,382,478 | 2,382,478 | 2,382,478 |
| CT26-P001-008,010 | | | | | 237,526 | |
| CT26-P001-009 | | 561,664 | 561,664 | 975,190 | 737,664 | |
| BHA Wide | | 829,952 | 829,952 | 1,219,465 | 1,219,465 | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| CFP Funds Listed for 5-year planning | | 4,577,133 | 4,577,133 | 4,577,133 | 4,577,133 | 4,577,133 |
| Replacement Housing Factor Funds 1-2B | | 117,522 | 117,522 | 117,522 | 117,522 | 117,522 |

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

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

HA Name: HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT
Comprehensive Grant Number: CT26R00150199
FFY of Grant Approval: 2000

Original Annual Statement Reserve for Disasters/Emergencies
X Performance and Evaluation Report for Program Year Ending _____
Revised Annual Statement/Revision Number _____
Final Performance and Evaluation Report _____

| Line No. | Summary by Development Account | Original | Revised 1 | Obligated | Total Actual Cost 2 | Expended |
|----------|---|----------|-----------|-----------|---------------------|----------|
| 1 | Total Non-CGP Funds | | | | | |
| 2 | 1406 Operations (May not exceed 10% of line 20) | | | | | |
| 3 | 1408 Management Improvements | | | | | |
| 4 | 1410 Administration | | | | | |
| 5 | 1411 Audit | | | | | |
| 6 | 1415 Liquidated Damages | | | | | |
| 7 | 1430 Fees and Costs | 7,711 | | | | |
| 8 | 1440 Site Acquisition | | | | | |
| 9 | 1450 Site Improvement | | | | | |
| 10 | 1460 Dwelling Structures | 100,000 | | | | |
| 11 | 1465.1 Dwelling Equipment—Non-expendable | | | | | |
| 12 | 1470 Non-dwelling Structures | | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | | |
| 14 | 1485 Demolition | | | | | |
| 15 | 1490 Replacement Reserve | | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | | |
| 17 | 1495.1 Relocation Costs | | | | | |
| 18 | 1498 Mod Used for Development | | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | | |
| 20 | Amount of Annual Grant (Sum of lines 2-19) | 107,711 | | | | |
| 21 | Amount of line 20 Related to LBP Activities | | | | | |
| 22 | Amount of line 20 Related to Section 504 Compliance | | | | | |
| 23 | Amount of line 20 Related to Security | | | | | |
| 24 | Amount of line 20 Related to Energy Conservation Measures | | | | | |

CT26 R00150199

Signature of Executive Director: *[Signature]* Date: 7/11/00
Signature of Public Housing Director: _____ Date: _____

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

Annual Statement/Performance and Evaluation 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) | |
| CT26-P001-044 | <u>Consultant Services</u> To engage the services of an environmental consultant for asbestos testing and abatement monitoring | 1430 | Lump Sum | 7,711 | | | | |
| CT26-P001-044 | <u>Asbestos Abatement</u> Asbestos abatement with respect to asbestos and refrigerators | 1460 | 2,860 linear feet | 100,000 | | | | |
| | | | | | CT26 R001 50199 | | | |

Signature of Executive Director and Date

[Signature] 7/1/90

X

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

(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 III: Implementation Schedule

| 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) | Original | Revised (1) | |
| CT26-F001-044 | 12/31/00 | | 12/31/01 | CT26 R 001 50199 | |

Signature of Executive Director and Date

Spencer 7/11/00

X

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

(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 Number
CT26-R001-50100

FFY of Grant Approval
2000

Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement/Revision Number XX Performance & Evaluation Report for Program Year Ending 03.31.03

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost (2) |
|----------|---|----------------------|-------------|-----------------------|
| | | Original | Revised (1) | |
| 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 | 4,316 | | 1,850 |
| 8 | 1440 Site Acquisition | 120,000 | | 120,000 |
| 9 | 1450 Site Improvements | | | |
| 10 | 1460 Dwelling Structures | | | |
| 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) | 124,316 | | 121,850 |
| 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 | | | |
| 23 | Amount of line 19 Related to Energy Conservation Measures | | | |

CT26
R001
50100

Signature of Executive Director and Date: *[Signature]* 4/28/03

X

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

| 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) | |
| 126-P001-002 | Site Acquisition To acquire an existing 2 family structure as replacement housing for 108 units lost in Marina Village | 1440 | | 120,000 | | 120,000 | 120,000 | |
| 26-P001-042 | Fees and Cost To cover acquisition cost, appraisal, inspection and legal fees | 1430 | | 4,316 | | 4,316 | 1,850 | |

CT26
R001
50100

Signature of Executive Director and Date

[Signature] 4/28/03

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.

Budget

CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report

PHA Name: Housing Authority of the City of Bridgeport

Grant Type and Number CT26-R00150101
Capital Fund Program Grant No:

Federal FY of Grant:
2001

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) CT26R00150101
XX Performance and Evaluation Report for Period Ending: 03.31.03 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 | | | | | |
| 3 | 1408 Management Improvements | | | | | |
| 4 | 1410 Administration | | | | | |
| 5 | 1411 Audit | | | | | |
| 6 | 1415 Liquidated Damages | | | | | |
| 7 | 1430 Fees and Costs | | | | | |
| 8 | 1440 Site Acquisition | 40,000 | | 40,000 | | |
| 9 | 1450 Site Improvement | 10,000 | | 10,000 | | |
| 10 | 1460 Dwelling Structures | 76,854 | | 76,854 | 65,000 | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | | |
| 12 | 1470 Nondwelling Structures | | | | | |
| 13 | 1475 Nondwelling Equipment | | <i>CT26</i> | | | |
| 14 | 1485 Demolition | | <i>R001</i> | | | |
| 15 | 1490 Replacement Reserve | | <i>50101</i> | | | |
| 16 | 1492 Moving to Work Demonstration | | | | | |
| 17 | 1495.1 Relocation Costs | | | | | |
| 18 | 1499 Development Activities | | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | | |
| 20 | 1502 Contingency | | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 126,854 | | 126,854 | 65,000 | |
| 22 | Amount of line 21 Related to LBP Activities | 8,000 | | | | |
| 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 Eng Cos. Measures | 25,000 | | | | |

CAPITAL FUND PROGRAM TABLES START HERE

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | Grant Type and Number Capital Fund Program Grant No: CT26R00150102 | Federal FY of Grant: 2002 | | |
|---|---|---|------------------------------|--|---|
| PHA Name: HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT | | Replacement Housing Factor Grant No: CT26R00150102 | | | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03.31.2003 <input type="checkbox"/> 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 | | | | |
| 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 | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | 117,522 | | | 0 |
| 19 | 1501 Collateralization or Debt Service | | | | |

CT26
 R006
 50102

Annual Statement/Performance and Evaluation Report

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

PIA Name:
HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT

Grant Type and Number
Capital Fund Program Grant No:

Replacement Housing Factor Grant No: CT26R00150102

Federal FY of Grant:
2002

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

XX Performance and Evaluation Report for Period Ending: 03.31.2003 Final Performance and Evaluation Report

Summary by Development Account

Total Estimated Cost

Total Actual Cost

| Line No. | Original | Revised | Obligated | Expended |
|----------|---|---------|-----------|----------|
| 20 | 1502 Contingency | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 - 20) | | | |
| 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 | | | |

CT26R00150102