

Review Draft

Housing Authority of the City of Stamford

Year 4 PHA Plan

5-Year Plan for Fiscal Years 2003 - 2007
Annual Plan for Fiscal Year 2003

File "CT007v02"

PHA Plan Agency Identification

PHAName: Housing Authority of the City of Stamford

PHANumber: CT-07

PHAFiscalYearBeginning: 07/2003

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
- PHA development management offices
- PHA local offices

Display Locations for PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHAF ISCAL YEARS 2003 -2007
[24CFRPart903.5]

A.Mission

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

B.Goals

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

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

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

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

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

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

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

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

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

6. Develop a Section 8 Voucher Homeownership Program:

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

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

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

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

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

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

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

9. Ensure Equal Opportunity in Housing

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

AnnualPHAPlan
PHAFiscalYear 2003
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA
- SmallAgency(<250PublicHousingUnits)
- AdministeringSection8Only

TroubledAgencyPlan

SummaryoftheAnnualPHAPlanandPastYearActivities

SeeAttachmentD

Annual Plan Table of Contents

Annual Plan

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Attachments

Required Attachments:

- Admissions Policy for Deconcentration (NOT APPLICABLE)
- FY2003 Capital Fund Program Annual Statement (Attachment A)**
- Most recent board -approved operating budget (Required Attachment for PHA that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart**
- FY2003 Capital Fund Program 5 Year Action Plan (Attachment B)**
- Comments of Resident Advisory Board or Boards (NO COMMENTS WERE RECEIVED)
- Other**
- Performance & Evaluation Reports for 2000, 2001, 2002 (Attachment C)**
- Statement of Progress meeting 5 -Year Plan Mission and Goals (Attachment D)**
- Statement concerning issues identified through RASS (Attachment E)**
- Statistical Summary of "Leasing in Place" Preference (Attachment F)**

Supporting Documents Available for Review

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

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

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

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

1. Statement of Housing Needs

[24CFR Part 903.79(a)]

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

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

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

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

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

Housing Needs of Families on the Waiting List (as of 1/03)			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	562		<10%
Extremely low income <=30% AMI	517	92%	
Very low income (>30% but <=50% AMI)	43	7.6%	
Low income (>50% but <80% AMI)	2	.3%	
Families with children	324	57.6%	
Elderly families	27	4.8%	
Families with Disabilities	13	2.3%	
White	84	14.9%	
Afro-American	359	63.8%	
Hispanic	104	18.5%	
Asian	4	.7%	
Other	11	1.9%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 6 Months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input checked="" type="checkbox"/> Section8ModerateRehab			
<input type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublic Housing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional) Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	25		<10%
Extremelylow income<=30%AMI	25	100%	
Verylowincome (>30%but<=50% AMI)	0	0	
Lowincome (>50%but<80% AMI)	0	0	
Familieswith children	0	0	
Elderlyfamilies	2	8%	
Familieswith Disabilities	0		
White	3	12%	
Afro-American	20	80%	
Hispanic	0	0	
Asian	2	8%	
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Ifyes:			
Howlonghasitbeenclosed(#ofmonths)? 30Months			
DoesthePHAexpectreopenthelistinthePHAPlanyear? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist, evenifgenerallyclosed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 SRO			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site - Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	71		<1%
Extremely low income <= 30% AMI	71	100%	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	0	0	
Elderly families	1	1.4%	
Families with Disabilities	15	21.1%	
White	12	16.9%	
Afro-American	43	60.5%	
Hispanic	14	19.7%	
Asian	0	0	
Other	2	2.8%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to open the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site - Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	272		<10%
Extremely low income <=30% AMI	271	99.6%	
Very low income (>30% but <=50% AMI)	1	.4%	
Low income (>50% but <80% AMI)	0	0	
Families with children	1	.4%	
Elderly families	33	12.1%	
Families with Disabilities	167	61.3%	
White	84	30.8%	
Afro-American	114	41.9%	
Hispanic	65	23.8%	
Asian/Pacific Island	3	1.1%	
Other	4	1.4%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (for 2 & 3 Br Unit only)			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to re-open the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (elderly/disabled)			

C.StrategyforAddressingNeeds

(1)Strategies

Need:Shortageofaffordablehousingforalleligiblepopulations

**Strategy1.MaximizethenumberofaffordableunitsavailabletothePHA
withinitcurrentresourcesby:**

Selectallthatapply

- Employeffectivemaintenanc eandmanagementpoliciesto
minimizethenumberofpublichousingunitsoff -line**
- Reducturnovertimeforvacatedpublichousingunits**
- Reductimetorenovatepublichousingunits**
- Seekreplacementof publichousingunitslosttotheinventory
throughmixedfinancedevelopment**
- Seekreplacementofpublichousingunitslosttotheinventory
throughsection8replacementhousingresources**
- Maintainorincreasesection8 lease-upratesbyestablishing
paymentstandardsthatwillenablefamieliestorentthroughoutthe
jurisdiction**
- Undertakemeasurestoensureaccesstoaffordablehousing
amongfamiliesassistedbythePHA,regardlessofunitsize
required**
- Maintainorincreasesection8lease -upratesbymarketingthe
programtoowners,particularlythoseoutsideofareasofminority
andpovertyconcentration**
- Maintainorincreasesection8lease -upratesbyeffectivelyscr eening
Section8applicantstoincreaseowneracceptanceofprogram**
- ParticipateintheConsolidatedPlanddevelopmentprocessto
ensurecoordinationwithbroadercommunitystrategies**
- Other(listbelow)**

**Implementinganew PreferencefortheSection8Programforincome
eligiblehouseholdsatriskofdisplacementtoleaseinplace.**

Strategy2:Increasethenumberofaffordablehousingunitsby:

Selectallthatapply

- Applyforadditionalsection8units shouldtheybecomeavailable**
- Leverageaffordablehousingresourcesinthecommunitythrough
thecreationofmixed -financehousing**
- PursuehousingresourcesotherthanpublichousingorSection8
tenant-basedassistance .**

Other:(listbelow):

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

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

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types : Families with Disabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:

Selectallthatapply

- Seekdesignationofpublichousingforfamilieswithdisabilities
- Carryoutthemodifications neededinpublichousingbasedonthe section504NeedsAssessmentforPublicHousing
- Applyforspecial -purposevoucherstargetedtofamilieswith disabilities,shouldtheybecomeavailable**
- Affirmativelymarkettolocal non-profitagenciesthatassist familieswithdisabilities**
- Other:(listbelow)

Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionate housingneeds

Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesof racesandethnicitieswithdisproportionateneeds:

Selectifapplicable

- Affirmativelymarkettoraces/ethnicitiesshowntohavedisproportionate housingneeds
- Other:(listbelow)

Strategy2:Conductactivitiestoaffirmat ivelyfurtherfairhousing

Selectallthatapply

- Counselsection8tenantsastolocationofunitsoutsideofareasof povertyorminorityconcentrationandassistthemtolocatetheseunits**
- Marketthesection8program toownersoutsideofareasof poverty/minorityconcentrations**
- Other:(listbelow)

OtherHousingNeeds&Strategies:(listneedsandstrategiesbelow)

TheAuthoritywill developaProject -basedSection8Program (PBV)track designedt owork tandemwithothersourcesofaffordablehousingfinance. TheAuthoritywillinitiatetalkswiththeCitytoreatea“onestop”application processforLITHCprojectstoapplyforHOME,Section8PBVandotherCity controlledresources.

Given the historicalunderfundingofmodernization,theAuthoritywillbe lookingatwaystoleverageresourcstoredevelopitspublichousingportfolio. Re-establishingastableandviablefederalhousingportfolioisamajorpriority fortheAuthorityoverthed evelopmentofincrementalunitsbutwillnot precludesupportingopportunitiestoassistotherentitiesintheexpansionof affordablehousinginStamford.

(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

[24CFR Part 903.79(b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing using Operating Fund	\$3,467,411	
b) Public Housing Capital Fund	\$1,441,841	
c) HOPE VI Revitalization	\$2,881,645	
d) HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant -Based Assistance	\$12,724,646	
f) Resident Opportunity and Self - Sufficiency Grants	\$133,776	
g) Community Development Block Grant	\$ 190,000	Elevator at Clinton Manor
h) HOME	\$0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only)		
PH DEP 2001	\$150,034	Security & Youth Programs
Capital Fund 2001	\$ 1,279,195	
Capital Fund 2002	\$1,443,441	
3. Public Housing Dwelling Rental Income		
Rent Roll & Fees	\$2,017,908	Operating Expenses
4. Other income		
5. Non -federal sources		
Moderate Rent (State Program)	\$4,434 ,936	Operating Expenses
State Elderly	\$ 178,861	Operating Expenses
State Congregate	\$ 380 ,959	Operating Expenses
Total resources		

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

(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: varies based on turnover projections; between 10 to 15.**
- When families are within a certain time of being offered a unit:
- 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 (in the process of being implemented)**
- Other (describe)

- 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)WaitingListOrganization

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

- Community-wide list** (for all developments not subject to a development-specific waiting list)
- Sub-jurisdictional lists
- Site-based waiting lists** (For elderly/disabled development only & Southfield Village/Southwood Square)
- Other (describe)

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

- PHA main administrative office**
- PHA development site management office (Southfield Village/Southwood Square)**
- Other (list below)

c. If the PHA plan 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? Four(4)

2. Yes **No**: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)? If yes, how many lists? One(1)

3. **Yes** **No**: May families be on more than one list simultaneously? If yes, how many lists? Four(4)

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office**
- All PHA development management offices
- Management offices at developments with site-based waiting lists**
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One**
- Two
- Three or More

b. **Yes** **No**: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Incometargeting:

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

b. Transferpolicies:

Inwhatcircumstanceswilltransferstakeprecedenceovernewadmissions?
(Listbelow)

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

1)Overhousedorunderhousedbyadegreeoftwobedrooms.

2)ResidentofaStamfordHOPEVIthatopttotransfertoanotherpublic housingdevelopment.

c. Preferences

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

2. WhichofthefollowingadmissionpreferencesdoesthePHAplanto employinthecomingyear?(selectallthatapplyfromeitherformerFederal preferencesorotherpreferences)

FormerFederalpreferences:

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

Otherpreferences:(selectbelow)

- Workingfamiliesandthoseunabletoworkbecauseofageordisability

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

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

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

All other applicants are standard.

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

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

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

If yes, list these developments as follows:

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

B. Section 8

(1) Eligibility

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

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

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

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

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

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

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

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

(2) Waiting List Organization

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

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

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

- PHAmainadministrativeoffice**
 Other(listbelow)

(3)SearchTime

- a. **Yes** **No**:DoesthePHAgiveextensionsonstandard60 -dayperiod tosearchforaunit?

Ifyes,statecircumstancesbelow:

Uponrequestanddocumentationofeffortsmadetofindhousingduring theinitial60 -dayperiod.

(4)AdmissionsPreferences

a.Incometargeting

1. **Yes** **No** :DoesthePHAplanto exceedthefederaltargeting requirementsbytargetingmorethan75%ofallnew admissionstothesection8programtofamiliesatorbelow 30%ofmedianareaincome?

b.Preferences

1. **Yes** **No**:HasthePHAestablished preferencesforadmissionto section8tenant -basedassistance?(otherthandateand timeofapplication)(ifno,skiptosubcomponent **(5) Specialpurposesection8assistanceprograms**)

2.WhichofthefollowingadmissionpreferencesdoesthePHAplan to employinthecomingyear?(SelectallthatapplyfromeitherformerFederal preferencesorotherpreferences)

FormerFederalpreferences

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

Otherpreferences(selectallthatapply)

- Workingfamiliesandthoseunabletoworkbecauseofageordisability
- Veteransandveterans'families
- Residentswholiveand/orworkinyourjurisdiction
- Thoseenrolledcurrentlyined ucational,training,orupwardmobilityprograms

- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobilityprograms
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)**

SeeAttachmentFforaChartthatsummarizestherevisedSection8
PreferenceSystem.

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of income s)
- 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 point Preferences

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

1 point Preferences

P-5 Working resident households living in Public Housing who exceed the Extremely Low Income Limit (>30%AMI), and who have continuous employment. "Continuous" is defined as steady employment with no break of more than 30 days. The household must have resided in Public Housing for at least 2 years.

P-6 *Intentionally left blank*

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

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 ensure that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices**
 Other (list below)

4.PHARentDeterminationPolicies

[24CFRPart 903.79(d)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub component4A. -

(1)IncomeBasedRentPolicies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:

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

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

Other (describe below)

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

e. Ceiling rents

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

Yes for all developments
 Yes but only for some developments
 No

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

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

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

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

f. Rent determination:

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

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

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

(2) Flat Rents

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

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

Information obtained from realtors

B. Section 8 Tenant -Based Assistance

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

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

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

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

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

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

- Annually**
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24CFR Part 903.79(e)]

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

A. PHA Management Structure

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

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

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover 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	805	5 to 8%
Section 8 Housing Choice Vouchers	880	Approx. 12%
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	See PHDEP Budget Attachment.	
Other Federal Programs (list individually)		
	N/A	

C. Management and Maintenance Policies

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

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

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

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

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

A. Public Housing

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

If yes, list addition to federal requirements below:

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

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

B. Section 8 Tenant -Based Assistance

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

If yes, list addition to federal requirements below:

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

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

- PHA main administrative office**
 Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5 -Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

1. Development name: Southfield Village
2. Development (project) number: CT26 -01
3. Status of grant: (select the statement that best describes the current status)

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

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

FAIRFIELD COURT REVITALIZATION PLAN

The proposed revitalization of Fairfield Court (CT7 -03) is necessitated due to the obsolescence of the existing buildings and the original mechanical and electrical systems. It is also required to correct deficiencies in an original design that is not appropriate by current standards or for most of the population living there. In addition, there are other environmental, security and amenity deficiencies that negatively impact both the residents and the surrounding community.

The revitalization plan relies upon the accumulated wisdom of the last two decades concerning the design of property to house low income households and follows the guidelines of Congress and HUD as enunciated in regulations and in the HOPEVI program. In addition it meets the Master Plan of the City of Stamford and key city regulations as they relate to affordable and public housing.

The key features of the Fairfield Court redevelopment are completed demolition of all improvements on the site and development of a mixed income and mixed tenure property which will include a variety of types of housing in keeping with the character of the area and responsive to the needs of the low

income, special needs and market rate populations of Stamford. It is expected that there will be townhouses and flats back on the site, along with the necessary amenities demanded by the various populations that will be living there.

As the density of the low income population will be reduced and as there is a need to keep and increase the amount of affordable housing in Stamford, there will be additional sites developed or acquired which can house households that are eligible for public housing and Section 8 assistance and that for the most part will also be mixed income and mixed tenure.

For the first time, the Housing Authority will have an opportunity to develop sites, which have been specifically designed for special needs populations living in public housing or receiving Section 8 assistance or on the waiting lists. Not only will the physical design be appropriate for families with disabilities but also there will be a service enriched environment and highly skilled management system, all aimed at maximizing the independence which every resident might possibly attain and which is currently limited by the existing Fairfield Court project.

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:

If a HOPEVI Application for Fairfield is either not submitted or not funded by HUD, the Authority may determine to proceed with a mixed -finance development deal.

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

8. Demolition and Disposition

[24CFR Part 903.79(h)]

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

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

2. Activity Description

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

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

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

[24CFR Part 903.79(i)]

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant -Based Assistance

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

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

2. Activity Description

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

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

Component 10(B) Voluntary Conversion Initial Assessments

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

Five

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

Two

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

Five

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

Development Name	Number of Units

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

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

11.HomeownershipProgram sAdministeredbythePHA

[24CFRPart903.79(k)]

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A.

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

2.ActivityDescription

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

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

B.Section8TenantBasedAssistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA -established eligibility criteria

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

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

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

12.PHACommunityServiceandSelf -sufficiencyPrograms

[24CFRPart903.79(l)]

A.PHACoordinationwiththeWelfare(TANF)Agency

1.Cooperativeagreements:

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

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

2.OthercoordinationeffortsbetweenthePHAandTANFAgency(selectallthatapply)

- 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>Financial Literacy Program</i>	<i>25</i>	<i>N/A</i>	<i>Main Office Referral</i>	<i>Both</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY2003 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

C. Welfare Benefit Reductions

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

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

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

THE AUTHORITY HAS DEVELOPED A COMMUNITY SERVICE POLICY.

13.PHASafetyandCrimePreventionMeasures

A.Needformeasurestoensurethesafetyofpublichousingresidents

1.Describetheneedformeasurestoensurethesafetyofpublichousing residents(selectallthatapply)

- Highincidenceofviolentand/or drug -relatedcrimeinsomeorallofthe PHA'sdevelopments
- Highincidence ofviolentand/or drug -relatedcrimeintheareas surroundingoradjacenttothePHA'sdevelopments
- Residentsfearfulfortheirsafetyand/orthesafetyoftheirchildren**
- Observedlower -levelcrime,vandalismand/orgraffiti
- Peopleonwaitinglistunwillingtomoveintooneormoredevelopments duetoperceivedand/oractuallevelsofviolentand/or drug -related crime
- Other(describewhatbelow)

2.WhatinformationordatadidthePHAused todeterminetheneedforPHA actionstoimprovesafetyofresidents(selectallthatapply).

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

3.Whichdevelopmentsaremostaffected?(Listbelow)

B.CrimeandDrugPreventionactivitiesthePHAhasundertakenor planstoundert akeinthenextPHAfiscalyear

1.ListthecrimepreventionactivitiesthePHAhasundertakenorplansto undertake:(selectallthatapply)

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

2.Whichdevelopmentsaremostaffected?(Listbelow)

C. Coordination between PHA and the police

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

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

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

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

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

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

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

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16.Fiscal Audit

[24CFRPart903.79(p)]

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

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

17.PHAAssetManagement

[24CFRPart903.79(q)]

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

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

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

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

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

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

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

Attached at Attachment (Filename) CT07c 01

Provided below:

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

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

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

Other: (list below)

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

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

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

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family or organizations

Candidates could be nominated by any adult recipient of PHA assistance

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

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

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: City of Stamford

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

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

Redevelopment of the West End is a City Priority.

Other: (list below)

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

Funding for elevator upgrades for 22 Clinton have been provided through the City's CDBG Program.

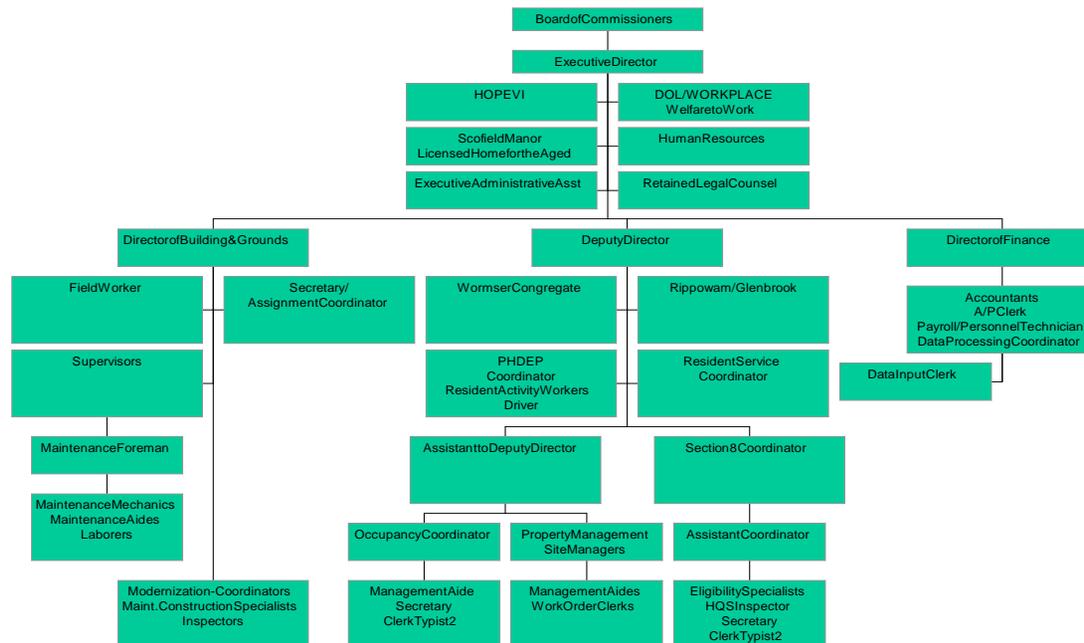
D. Other Information Required by HUD

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

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

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

Housing Authority of the City of Stamford Organizational Chart - 2003



RAB Membership and Addresses

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

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

PHAName: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Capital Fund Program Grant No: CT26 -P007-501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	144,184			
3	1408 Management Improvements	270,966			
4	1410 Administration	144,184			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	195,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	600,000			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non dwelling Structures				
13	1475 Non dwelling Equipment	7,507			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	10,000			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	70,000			
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,441,841			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHAName: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT26 -P007-501-03 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	
Southfield Village	Underground Utility	1450		0				
CT7 -1	Ground Contamination	1450		0				
Southfield Village	Underground Utility	1450		0				
North CT7 -2	Ground Contamination	1450		0				
Fairfield Court	Kitchen & Bathroom Replc.	1460		0				
CT7 -3	Window Replacement	1460		5,000				
	Main Entrance Door Replacement	1460		0				
	Interior Plumbing	1460		0				
	Unit Electrical Upgrade	1460		15,000				
	Roof Replacement	1460		0				
	Hot Water Tank Replacement	1460		0				
Stamford Manor	1 st Floor Entrance	1460		125,000				
CT7 -4/8	504 Compliance	1460		45,000				
	Plumbing Upgrade	1460		0				
	Begin-Electric Water Heaters	1460		0				
	Begin-Install ACS Sleeves	1460		0				

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

PHAName: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT26 -P007-501-03 Replacement Housing Factor Grant No:			Federal F Y 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	
Stamford Manor	Compactor Replacement	1460		0				
CT7 -4/8	New Kitchens	1460		0				
(cont.)	Sprinkler Couplings	1460		30,000				
Quintard Manor	Bathroom Replacement	1460		0				
CT7 -5	504 Compliance	1460		0				
	Compactor Replacement	1460		0				
	Elevator Upgrade	1460		110,000				
Lawn Ave.	New Kitchens (5)	1460		0				
Twnhs. CT7 -7	Bathrooms-Plumbing Upgrade	1460		0				
	504 Compliance — 2 Units	1460		45,000				
	ACSleeves (20)	1460		10,000				
	New Water Heater	1460		0				
Conn. Ave.	Replace Boiler & Tank	1460		0				
CT7 -9	Roof Replacement	1460		15,000				
	Install ACSleeves (12)	1460		0				
	504 Compliance — 2 Units	1460		40,000				

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

PHAName: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT26 -P007-501-03 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	
Clinton Manor	Main Entrance and Waiting Area	1460		20,000				
CT7 -11	Reface Building Exterior	1460		0				
	ACS sleeves (44)	1460		14,000				
	Compactor Replacement	1460		0				
	Bathroom Replacement	1460		0				
	Boiler Replacement	1460		0				
	Elevator Doors & Jambs	1460		5,000				
	New Generator	1460		16,000				
Ursula Park	ACS sleeves	1460		0				
Twnhs. CT7 -16	New Kitchens	1460		0				
	Replace Boilers	1460		25,000				
	504 Compliance — 2 units	1460		45,000				
Conn. Commons/ Sheriden Mews	New Fence	1460		0				
Scattered Sites	New Windows	1460		0				
7-18	Install Vinyl Siding	1460		10,000				
	Roof Replacement	1460		10,000				
	Boiler Replacement	1460		15,000				

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

PHAName: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program No: CT26P007 -501-03 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		
CT7 -1	6/30/05			6/30/07				
CT7 -2	6/30/05			6/30/07				
CT7 -3	6/30/05			6/30/07				
CT7 -4/8	6/30/05			6/30/07				
CT7 -5	6/30/05			6/30/07				
CT7 -7	6/30/05			6/30/07				
CT7 -9	6/30/05			6/30/07				
CT7 -11	6/30/05			6/30/07				
CT7 -16	6/30/05			6/30/07				
CT7 -17	6/30/05			6/30/07				
CT7 -18	6/30/05			6/30/07				
HAWIDE	6/30/05			6/30/07				

CapitalFundProgramFive -YearActionPlan
PartI:Summary

PHAName		HousingAuthorityoftheCityofStamford			<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:	
Development Number/Name/ HA-Wide	Year1	WorkStatementforYear2 FFYGrant:2004 PHAFY:	WorkStatementforYear3 FFYGrant:2005 PHAFY:	WorkStatementforYear4 FFYGrant:2006 PHAFY:	WorkStatementforYear5 FFYGrant:2007 PHAFY:	
	Annual Statement					
Southfield Village CT7 -1		-0-	-0-	-0-	-0-	
Southfield Village NorthCT7 -2		-0-	-0-	-0-	-0-	
FairfieldCourt CT7 -3		10,000	45,000	70,000	-0-	
Stamford Manor CT7 -4/8		185,000	85,000	60,000	180,000	

CapitalFundProgramFive -YearActionPlan
PartI:Summary

PHAName		HousingAuthorityoftheCityofStamford			<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:	
Development Number/Name/ HA-Wide	Year1	WorkStatementforYear2 FFYGrant:2004 PHAFY:	WorkStatementforYear3 FFYGrant:2005 PHAFY:	WorkStatement forYear4 FFYGrant:2006 PHAFY:	WorkStatementforYear5 FFYGrant:2007 PHAFY:	
	Annual Statement					
Quintard Manor CT7 -5		50,000	85,000	90,000	30,000	
LawnAve. Tnhs.CT7 -7		65,000	115,000	25,000	30,000	
Conn.Ave. CT7 -9		50,000	-0-	30,000	-0-	
ClintonManor CT7 -11		100,000	200,000	250,000	315,000	

CapitalFundProgramFive -YearActionPlan
PartI:Summary

PHAName		HousingAuthorityoftheCityofStamford		<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:	
Development Number/Name/ HA-Wide	Year1	WorkStatem entforYear2 FFYGrant:2004 PHAFY:	WorkStatementforYear3 FFYGrant:2005 PHAFY:	WorkStatementforYear4 FFYGrant:2006 PHAFY:	WorkStatementforYear5 FFYGrant:2007 PHAFY:
	Annual Statement				
UrsulaPark Tnhs.CT7 -16		50,000	60,000	75,000	5,000
CT Common/ SheridenMew CT7-17		-0-	-0-	-0-	20,000
ScatteredSites CT7 -18		90,000	10,000	10,000	20,000
Non-dwelling Equip. HAWide		7,507	7,507	7,50 7	7,507
Fees&Costs		559,334	559,334	559,334	559,334
Relocation		195,000	195,000	195,000	195,000
Contingency		10,000	10,000	10,000	10,000
		70,000	70,000	70,000	70,000
CFPFunds listedfor 5yearplanning		1,441,841	1,441,841	1,441,841	1,441,841

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: PHAFY: 2004			Activities for Year: <u> 3 </u> FFY Grant: PHAFY: 2005		
See	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Annual	Southfield Village CT7 -1	Underground Utility Ground Contamination	-0- -0-	Southfield Village CT7 -1	Underground Utility Ground Contamination	-0- -0-
Statement						
	Southfield Village North CT7 -2	Underground Utility Ground Contamination	-0- -0-	Southfield Village North CT7 -2	Underground Utility Ground Contamination	-0- -0-
	Fairfield Court CT7 -3	504 Compliance Window Replacement Hot Water Tank Replcm Unit Electrical Upgrade Roof Replacement Building Exterior Upgrd Underground Utility Replace Boiler Sections	-0- 5,000 -0- 5,000 -0- -0- -0- -0-	Fairfield Court CT7 -3	Kitchen & Bath Replcm Window Replacement Water Boiler & Tank Unit Electrical Upgrade Roof Replacement Compactor Replacement Building Exterior Upgrd 504 Compliance	-0- 5,000 5,000 5,000 -0- 10,000 20,000 -0-
	Stamford Manor CT7 -4/8	Inspect & Repair Concrete Paint Apts Plumbing Upgrade Electric Water Htr 504 Compliance	100,000 40,000 -0- -0- 45,000	Stamford Manor CT7 -4/8	504 Compliance Plumbing Upgrd Electric Water Heater Flex-wall on walls Repair concrete	-0- 10,000 5,000 20,000 50,000
	Quintard Manor CT7 -5	Bathroom Replcmnt Elevator Upgrade	-0- 5,000	Quintard Manor CT7 -5	Bathroom Replacement New Windows	40,000 -0-
	Total CFPEstimatedCost		\$			\$

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activities for Year1	ActivitiesforYear: __2__ FFYGrant: PHAFY: 2004			ActivitiesforYear: _3__ FFYGrant: PHAFY: 2005		
See	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
Annual Statement	QuintardManor (Cont.)	CompactorReplacement	-0-	QuintardManor(Cont.)	504Compliance	45,000
	CT7 -5	504Compliance	45,000	CT7 -5	ElevatorUpgrade	-0-
	LawnAveTnhs.	NewKitchens(5)	15,000	LawnAve.Tnhs	BoilerReplacement	-0-
	CT7 -7	Bathroom-PlmbngUpgd	-0-	CT7 -7	Bathroom-Plmbg	20,000
		Rplc.UndgndHtLine	5,000		ReplcUndrgrndLines	50,000
		504Compliance	45,000		504Compliance	45,000
	Conn.Ave.	504Compliance	40,000	Conn.Ave.	BoilerReplcmnt	-0-
	CT7 -9	RoofReplcmnt	10,000	CT7 -9	NewKitchen	-0-
	ClintonManor	RefaceBuildingExter.	-0-	ClintonManor	RefaceBuildingExter.	-0-
	CT7 -11	WindowReplacement	-0-	CT7 -11	BathroomReplacement	-0-
		PaintApartments	50,000		BoilerReplacement	100,000
		BathroomReplacement	-0-		WindowReplacement	150,000
		BoilerReplacement	50,000			
		ElevatorDoors&Jambs	-0-			
	UrsulaParkTnhs.	NewWindows	-0-	UrsulaParkTnhs.	NewKitchens	40,000
	CT7 -16	NewKitchen	40,000	CT7 -16	RoofReplacement	10,000
		NewRearDoorEntrnce	10,000		RearDoorEntrance	5,000
	TotalCFPEstimatedCost		\$			\$

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

Activities for Year 1	Activities for Year: <u> 2 </u> <u> </u> FFY Grant: PHAFY: 2004			Activities for Year: <u> 3 </u> <u> </u> FFY Grant: PHAFY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	Conn. Commons/	New Fence	-0-	Conn. Commons/	New Fence	-0-
Annual	Sheriden Mews CT7 - 17			Sheriden Mews CT7 - 17		
Statement						
	Scattered Sites	Install Vinyl Siding	25,000	Scattered Sites	Install Vinyl Siding	-0-
	CT7 -18	Roof Replacement	20,000	CT7 -18	Roof Replacement	-0-
		Boiler Replacement	5,000		Boiler Replacement	10,000
		504 Compliance	40,000			
	Total Construction Cost		600,000	Total Construction Cost		600,000
	Operations		144,184	Operations		144,184
	Management Improvmt		270,966	Management Improvmt		270,966
	Administration		144,184	Administration		144,184
	Fees & Costs		195,000	Fees & Costs		195,000
	Non-dwelling Equipmt		7,507	Non-dwelling Equipmnt		7,507
	Relocation		10,000	Relocation		10,000
	Contingency		70,000	Contingency		70,000

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

Activities for Year: <u>4</u> __ FFY Grant: PHAFY: 2006			Activities for Year: <u>5</u> __ FFY Grant: PHAFY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Southfield Village	Underground Utilities	-0-	Southfield Village	Underground Utilities	-0-
CT7 -1	Ground Contamination	-0-	CT7 -1	Ground Contamination	-0-
Southfield Village North	Underground Utilities	-0-	Southfield Village North	Underground Utilities	-0-
CT7 -2	Ground Contamination	-0-	CT7 -2	Ground Contamination	-0-
Fairfield Court	Kitchen & Bath Replcm	-0-	Fairfield Court	Interior Plumbing	-0-
CT7 -3	504 Compliance	-0-	CT7 -3	Unit Electrical Upgd	-0-
	Interior Plumbing	-0-		Roof Replacement	-0-
	Unit Electrical Upgrd	-0-			
	Roof Replacement	-0-			
	Compactor Replacement	60,000			
	New Gutters & Leaders	10,000			
Stamford Manor	504 Compliance	-0-	Stamford Manor	Bathroom Replacement	30,000
CT7 -4/8	Plumbing Upgrade	20,000	CT7 -4/8	Plumbing Upgrade	-0-
	Electric Water Heater	-0-		Electric Water Heater	-0-
	Flexi-Wall in Apts.	40,000		Begin Roof Replacmnt	10,000
	Window Replcmt	-0-		Flexi-Wall in Apts.	40,000
	Roof Replacement	-0-		Window Replacement	100,000
	Paint Apts	-0-			
Total CFPE Estimated Cost		\$			\$

**CapitalFundProgramFive -YearActionPlan
PartII:Supporting Pages —WorkActivities**

ActivitiesforYear: <u>4</u> __ FFYGrant: PHAFY: 2006			ActivitiesforYear: <u>5</u> __ FFYGrant: PHAFY: 2007		
Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
QuintardManor	BathroomReplacement	50,000	QuintardManor	BathroomReplacement	20,000
CT7 -5	504Compliance	40,000	CT7 -5	WindowReplacement	10,000
				MasonryRepointing	-0-
LawnAveTwnhs.	NewKitchens(5)	15,000	LawnAve.Twnhs.	Bathroom-PlmbgUpgrd	30,000
CT7 -7	Bathroom-PlmbgUpgrd	10,000	CT7 -7	ReplaceUndrgrndlines	-0-
	ReplaceUndergrndLine	-0-			
Conn.Ave.	ReplaceEntranceDoor	-0-	Conn.Ave.	BoilerReplacement	-0-
CT7 -9	InstallVinylSiding	20,000	CT7 -9	NewKi tchen	-0-
	ReplaceWindows	10,000			
ClintonManor	RefaceBldgExterior	100,000	ClintonManor	RefaceBldgExterior	100,000
CT7 -11	CurtainWall&Windws	125,000	CT7 -11	BoilerReplacement	-0-
	SlidingDoorReplcmnt	-0-		SlidingDoorReplacemnt	215,000
	BathroomReplcmnt	-0-			
	BoilerReplcmnt	-0-			
UrsulaParkTwnhs	Windows/VinylSidng	40,000	UrsulaTwnhs.	NewKitchens	5,000
CT7 -11	NewKitchens	40,000	CT7 -11	Landscaping-SiteImprv	-0-
	RoofReplacement	-0-			
TotalCFPEst imatedCost		\$			\$

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

PHAName: STAMFORD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: CT26 -P007-501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 12/31/02
 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	157,626	157,626	157,626	130,000
3	1408 Management Improvements	157,626	157,626	157,626	144,022.34
4	1410 Administration	157,626	157,626	157,626	158,307.89
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	90,000	90,000	90,000	89,227.57
8	1440 Site Acquisition				
9	1450 Site Improvement	5,033	-0-	-0-	-0-
10	1460 Dwelling Structures	851,354	711,829.04	711,829.04	474,901.32
11	1465.1 Dwelling Equipment — Nonexpendable	27,000	42,207.94	42,207.94	39,794.38
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	40,003	258,938.02	258,938.02	226,809.64
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	20,000	415	415	415
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	70,000	-0-	-0-	-0-
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,576,268	1,576,268	1,576,268	1,263,478.14
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHAName: STAMFORDHOUSINGAUTHORITY		GrantTypeandNumber CapitalFundProgramGrantNo: CT26P007 -501-00 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2000			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
SOUTHFIELD	UndergroundUtility	1450		1.00	-0-	0	0	
VILLAGE	GroundContamination	1450		1.00	-0-	0	0	
CT7 -1								
SOUTHFIELD	UndergroundUtility	1450		1.00	-0-	0	0	
VILLAGE NORTH	GroundContamination	1450		1.00	-0-	0	0	
CT7 -2								
FAIRFIELD	Kitchen&BathroomReplacement	1460		1.00	-0-	0	0	
COURT	WindowReplacement	1460		1.00	-0-	0	0	
CT7 -3	InteriorDoorReplacement	1460		1.00	-0-	0	0	
	InteriorPlumbing	1460		1.00	-0-	0	0	
	UnitElectricalUpgrade	1460		45,750	14,080	14,080	14,733.16	
	RoofReplacement	1460		130,000	90,000	90,000	68,435	
	BuildingExteriorUpgrade	1460		1.00	-0-	0	0	
	InstallTotLot	1475		40,000	9,625.32	9,625.32	9,625.32	
	EmergencyBoilerRepair	1460		-0-	7,940	7,940	7,940	
STAMFORD	BathroomReplacement	1460		1.00	-0-	0	0	
MANORCT7 -4/8	Appliances	1465		27,000	42,207.94	42,207.94	39,794.38	

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

PHAName: STAMFORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT26P007 -501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
STAMFORD	Plumbing Upgrade	1460		90,013	81,251	81,251	0	
MANOR CT7 -4/8	Boiler Replacement	1460		49,997	0	0	0	
	DHW Upgrade	1475		1.00	-0-	0	0	
	Window Replacement	1460		1.00	-0-	0	0	
	Garbage Chute Door Replacement	1475		1.00	-0-	0	0	
QUINTARD	Bathroom Replacement	1460		11,574	-0-	0	0	
MANOR	Repoint & Seal Building Exterior	1460		19,000	-0-	0	0	
CT7 -5	Window Replacement	1460		1.00	-0-	0	0	
	Kitchen Replacement	1460		1.00	7,235	7,235	2,330	
	Elevator Upgrade	1475		1.00	-0-	0	0	
LAWNAVE.	Install Retaining Wall	1450		1.00	-0-	0	0	
TOWNHOUSES	Redesign Concrete Entrance	1460		15,000	-0-	0	0	
CT7 -7	Replace Underground Heat Distribution	1450		5027	-0-	0	0	
	Boiler Replacement	1460		1.00	-0-	0	0	
	New Windows & Doors	1460		1.00	-0-	0	0	

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

PHAName: STAMFORDHOUSINGAUTHORITY		GrantTypeandNumber CapitalFundProgramGrantNo: CT26 -P007-501-00 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2000		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
CONNECTICUT AVE.CT7 -9	InstallVinylSiding	1460		1.00	-0-	0	0	
CLINTON MANOR CT7 -11	WindowReplacement RefaceBuildingExterior KitchenReplacement	1460 1460 1460		150,000 280,000 60,000	-0- 417,059.04 60,000	0 417,059.04 60,000	0 338,700.71 42,762.45	
	ToiletReplacement	1460		1.00	34,264	34,264	0	
	BoilerReplacement	1460		1.00	-0-	0	0	
	SlidingDoorReplac ement	1460		1.00	-0-	0	0	
URSULAPARK TOWNHOUSES CT7 -16	WindowReplacement InstallVinylSiding FenceReplacement	1460 1460 1450		1.00 1.00 1.00	-0- -0- -0-	0 0 0	0 0 0	
CT.CMCT7 -17 SCTTDST.7 -18	FloorTileReplacement InstallVinylSiding	1460 1460		1.00 1.00	-0- -0-	0 0	0 0	
PHAWIDE	Vehicles	1475		0	184,524.70	184,524.70	173,250	
PHAWIDE	Computers	1475		0	64,788	64,788	43,934.32	

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

PHAName: STAMFORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: CT26P007 -501-00 Replacement Housing Factor No:					Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
CT7 -1	6/30/02	6/30/02	6/30/02	9/30/03	9/30/03			
CT7 -2	6/30/02	6/30/02	6/30/02	9/30/03	9/30/03			
CT7 -3	6/30/02	6/30/02	6/30/02	9/30/03	9/30/03			
CT7 -4/8	6/30/02	6/30/02	6/30/02	9/30/03	9/30/03			
CT7 -5	6/30/02	6/30/02	6/30/02	9/30/03	9/30/03			
CT7 -7	6/30/02	6/30/02	6/30/02	9/30/03	9/30/03			
CT7 -9	6/30/02	6/30/02	6/30/02	9/30/03	9/30/03			
CT7 -11	6/30/02	6/30/02	6/30/02	9/30/03	9/30/03			
CT7 -16	6/30/02	6/30/02	6/30/02	9/30/03	9/30/03			
CT7 -17,7 -18	6/30/02	6/30/02	6/30/02	9/30/03	9/30/03			
PHAWIDE	6/30/02	6/30/02	6/30/02	9/30/03	9/30/03			

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

PHAName: STAMFORD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: CT26P007 -501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	155,083	155,083	155,083	0
3	1408 Management Improvements	155,083	155,083	155,083	19,058.64
4	1410 Administration	155,083	155,083	155,083	189,331.51
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	90,000	90,000	90,000	36,992.33
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	745,590	725,590	424,486	
11	1465.1 Dwelling Equipment — Nonexpendable	20,000	20,000	20,000	
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	140,000	140,000	-0-	
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	20,000	20,000	-0-	
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	70,000	90,000	-0-	
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,550,839	1,550,839	999,735	245,382.48
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHAName: STAMFORDHOUSINGAUTHORITY		GrantTypeandNumber CapitalFundProgramGrantNo: CT26P007 -501-01 ReplacementHousingFactorGrant No:			FederalFYofGrant: 2001			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
SOUTHFIELD	UndergroundUtility	1450		0.00	-0-	0	0	
VILLAGE	GroundContamination	1450		0.00	-0-	0	0	
CT7 -1								
SOUTHFIELD	UndergroundUtility	1450		0.00	-0-	0	0	
VILLAGE NORTH	GroundContamination	1450		0.00	-0-	0	0	
CT7 -2								
FAIRFIELD	Kitchen&BathroomReplacement	1460		0.00	-0-	0	0	
COURT	WindowReplacement	1460		0.00	-0-	0	0	
CT7 -3	MainEntranceDoorReplacement	1460		70,000.00	-0-	0	0	
	InteriorPlumbing	1460		0.00	-0-	0	0	
	Unit ElectricalUpgrade	1460		45,000	-0-	0	0	
	RoofReplacement	1460		0.00	-0-	0	0	
	CompactorReplacement	1460		0.00	-0-	0	0	
	InstallTotLot	1475		0.00	-0-	0	0	
STAMFORD	BathroomReplacement	1460		0.00	-0-	0	0	
MANORCT7 -4/8	Appliances	1465		20,000	20,000	20,000	0	

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

PHAName: HOUSING AUTHORITY OF THE CITY OF STAMFORD		Grant Type and Number Capital Fund Program Grant No: CT26 -P007-501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Stamford Manor	Plumbing Upgrade	1460		0	-0-	0	0	
CT7 -4/8	Begin Electric Hot Water Heater	1460		0	-0-	0	0	
	Hot Water Boiler & tank	1460		0	-0-	0	0	
	Compactor Replacement	1460		20,000	20,000	0	0	
	New Kitchens	1460		120,000	268,000	268,000	0	
	Sprinkler Couplings	1460		25,000	83,014	0	0	
Quintard Manor	Bathroom Replacement	1460		0	-0-	0	0	
CT7 -5	Repoint & Seal Building Exterior	1460		0	-0-	0	0	
	Compactor Replacement	1460		10,000	10,000	0	0	
	Kitchen Replacement	1460		20,000	0	0	0	
	Elevator Upgrade	1460		0	-0-	0	0	
Lawn Avenue.	New Kitchen	1460		0	-0-	0	0	
Twhs. CT7 -7	Bathroom - Plumbing Upgrade	1460		0	-0-	0	0	
	Replace Underground Heat Distrib.	1450		0	-0-	0	0	
	New Boiler Replacement	1450		0	-0-	0	0	

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

PHAName : Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT26 -P007-501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Conn. Ave. CT7 -9	Boiler Replacement	1460		20,000	20,000	0	0	
Clinton Manor CT7 -11	Replace Roof	1460		20,000	0	0	0	
	Reface Building Exterior	1460		212,200	0	0	0	
	Kitchen Replacement	1460		50,000	0	0	0	
	Compactor Replacement	1460		15,000	22,000	0	0	
	Bathroom Replacement	1460		0	-0-	0	0	
	Boiler Replacement	1460		0	-0-	0	0	
	Elevator Doors & Jambs	1460		87,500	156,486	0	0	
Ursula Park Twns. CT7 -16	Boiler Replacement	1460		0	135,200	0	0	
	New Kitchens	1460		10,890	10,890	0	0	
	Install Vinyl Siding	1460		0	0	0	0	
CTCm CT7 -17	New Fence	1460		0	-0-	0	0	
Scattered Sites CT7 -18	Install Vinyl Siding	1460		0	0	0	0	
	Roof Replacement	1460		0	0	0	0	
	Install Vinyl Siding	1460		0	-0-	0	0	
PHAWide	Computer System	1475		140,000	140,000	0		

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

PHAName: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Capital Fund Program No: CT26 -P007-501-01 Replacement Housing Factor No:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CT7 -1	6/30/03	6/30/03		6/30/04	6/30/04		
CT7 -2	6/30/03	6/30/03		6/30/04	6/30/04		
CT7 -3	6/30/03	6/30/03		6/30/04	6/30/04		
CT7 -4/8	6/30/03	6/30/03		6/30/04	6/30/04		
CT7 -5	6/30/03	6/30/03		6/30/04	6/30/04		
CT7 -7	6/30/03	6/30/03		6/30/04	6/30/04		
CT7 -9	6/30/03	6/30/03		6/30/04	6/30/04		
CT7 -11	6/30/03	6/30/03		6/30/04	6/30/04		
CT7 -16	6/30/03	6/30/03		6/30/04	6/30/04		
CT7 -17	6/30/03	6/30/03		6/30/04	6/30/04		
CT7 -18	6/30/03	6/30/03		6/30/04	6/30/04		
PHAWide	6/30/03	6/30/03		6/30/04	6/30/04		

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

PHAName: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Capital Fund Program Grant No: CT26 -P007-501-02 Replacement Housing Factor Grant No:	Federal F Y of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)

Performance and Evaluation Report for Period Ending: December 31, 2002
 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	144,184	144,184	144,184	0
3	1408 Management Improvements	270,966	270,966	270,966	0
4	1410 Administration	144,184	144,184	144,184	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	190,000	190,000	10,000	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	431,000	431,000	0	0
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	171,507	171,507	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	20,000	20,000	0	0
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	70,000	70,000	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,441,841	1,441,841	569,334	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security — Soft Costs				
25	Amount of Line 21 Related to Security — Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHAName: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT26 -P007-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No .	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Southfield Village	Underground Utility	1450		0	0	0	0	
CT7 -1	Ground Contamination	1450		0	0	0	0	
Southfield Village	Underground Utility	1450		0	0	0	0	
North CT7 -2	Ground Contamination	1450		0	0	0	0	
Fairfield Court	Kitchen & Bathroom Replc.	1460		0	0	0	0	
CT7 -3	Window Replacement	1460		5,000	5,000	0	0	
	Main Entrance Door Replacement	1460		0	0	0	0	
	Interior Plumbing	1460		0	0	0	0	
	Unit Electrical Upgrade	1460		25,000	25,000	0	0	
	Roof Replacement	1460		0	0	0	0	
	Hot Water Tank Replacement	1460		0	0	0	0	
	Replace Damaged Boiler Sections	1460		18,000	18,000	0	0	
Stamford Manor	Bathroom Replacement-3 Tubs	1460		0	0	0	0	
CT7 -4/8	Paint Apartment	1460		0	0	0	0	
	Plumbing Upgrade	1460		0	0	0	0	
	Begin-Electric Water Heaters	1460		0	0	0	0	
	Begin-Install ACS sleeves	1460		25,000	25,000	0	0	

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

PHAName: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT26 -P007-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Stamford Manor CT7 -4/8 (cont.)	Compactor Replacement New Kitchens Sprinkler Couplings	1460 1460 1460		0 0 14,000	0 0 14,000	0 0 0	0 0 0	
Quintard Manor CT7 -5	Bathroom Replacement Paint Apartments Compactor Replacement Elevator Upgrade	1460 1460 1460 1460		0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	
Lawn Ave. Twnhs. CT7 -7	New Kitchens (5) Bathrooms-Plumbing Upgrade Replace Undergnd Heat Lines ACSleeves (20) New Water Heater	1460 1460 1460 1460 1460		0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	
Conn. Ave. CT7 -9	Replace Boiler & Tank Begin-Roof Replacement Install ACSleeves (12)	1460 1460 1460		30,000 0 0	30,000 0 0	0 0 0	0 0 0	

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

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

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

PHAName: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program No: CT26P007 -501-02 Replacement Housing Factor No:					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
CT7 -1	12/31/03	6/29/04		6/30/05				
CT7 -2	12/31/03	6/29/04		6/30/05				
CT7 -3	12/31/03	6/29/04		6/30/05				
CT7 -4/8	12/31/03	6/29/04		6/30/05				
CT7 -5	12/31/03	6/29/04		6/30/05				
CT7 -7	12/31/03	6/29/04		6/30/05				
CT7 -9	12/31/03	6/29/04		6/30/05				
CT7 -11	12/31/03	6/29/04		6/30/05				
CT7 -16	12/31/03	6/29/04		6/30/05				
CT7 -17	12/31/03	6/29/04		6/30/05				
CT7 -18	12/31/03	6/29/04		6/30/05				
HAWIDE	12/31/03	6/29/04		6/30/05				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part					I: Summary
PHAName: STAMFORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R007501 -00			Federal FY of Grant: Replacement Housing Factor 2000
<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: 12/31/02 <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	100,455	100,455	-0-	-0-
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	100,455	100,455	-0-	-0-
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 I: Summary

PHAName: STAMFORD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00750101	Federal FY of Grant: Replacement Housing Factor 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/02
 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	121,943	121,943	-0-	-0-
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	121,943	121,943	-0-	-0-
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 I: Summary

PHAName: STAMFORD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R007501 02	Federal FY of Grant: Replacement Housing Factor 2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/02 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	118,117	118,117	-0-	-0-
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	118,117	118,117	-0-	-0-
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				

Statement of Progress Meeting 5-Year Plan Mission & Goals

During the past year the Housing Authority of the City of Stamford continued to make progress in its programs and activities. This includes major activities within the Stamford community to coordinate with the other affordable housing “players” and stakeholders. The Authority has continued to build relationships and to identify opportunities to increase the number of affordable units in Stamford.

To the end of building relationships and identifying opportunities, representatives of the Authority's senior staff are members of the Affordable Housing Action Collaborative, the preeminent affordable housing advocacy organization in Stamford. Members are drawn from many parts of the community including social service providers, non-profit housing developers, faith-based organizations, banks and the City of Stamford.

The mission of the Collaborative is to further a broad community understanding of the need for affordable housing, to promote its development and to influence public agencies and elected officials to institute favorable policies and pledge adequate resources. The Authority's Executive Director and Director of Development are active members of the Collaborative and routinely make presentations on development methods that have been proven in other high housing cost markets, the national perspective on funding and program issues and innovative financing techniques. The Director of Development chairs the Collaborative's Development Committee and both the Executive Director and the Director of Development serve on its Investor/Funder Committee.

Representatives of the Authority Board of Commissioners and senior staff served on the Mayor's Affordable Housing Task Force. The main purpose of the Task Force was to sponsor and oversee a study to document the need for affordable housing in Stamford and to provide strategies for increasing production and preservation. The resultant study, Toward an Affordable Housing Strategy for Stamford,

Connecticut, determined that Stamford is in need of 8,000 additional units of affordable rental and home ownership housing in various income tiers. It determined that the existing production infrastructure would need to be expanded to meet this need over a twenty-year term. It suggested the formation of partnerships between the Housing Authority, private and non-profit developers and the city of Stamford as a way of upgrading production capability.

Additional Accomplishments

- **The Authority has embarked on a major team building initiative using a proprietary consulting tool known as the Process Innovation Through Teamwork (PITT) system. Through a series of ongoing facilitated meetings and group exercises, work on more effective internal communication and inter-departmental coordination is being done by HACS senior staff and administrative personnel. Sessions have also been facilitated for line staff in areas such as maintenance and property management. The expectation is that improvement in internal communication and staff coordination will result in an improved and more cost effective service delivery model. These types of improvement are a major goal of the Board and Executive Office.**
- **The Stamford Affordable Housing Action Collaborative in partnership with Citibank, sponsored a study to evaluate the financial resources that would be required to meet the goal of producing 300-500 affordable rental and home ownership units per year. That recently completed study, a Blueprint for Affordable Housing, considered the adequacy of current funding sources and offered a number of innovative alternatives that have proven successful in other parts of the country, notably an equity fund, corporate sponsorship of homebuyer down payment assistance and a variety of vehicles that had been proposed by the Housing Authority including credit**

- enhanced tax exempt bond financing and project based Section 8 Vouchers.
- The Authority has continued its redevelopment efforts at Southfield Village, a HOPEVI revitalization site, and is well into Phase II of the redevelopment plan. This has included completion of all Phase II demolition, closing of the financing package for Phase II, and construction reaching the 70% mark on Phase II.
 - A financing application for Phase III of Southward was prepared.
 - Representatives of the Authority Board of Commissioners and senior staff have hosted a series of six meetings with members of the Stamford Board of Representatives, a forty-member body, at its celebrated Southwood Square HOPEVI complex. They have described how the mixed-finance, mixed-income approach to public housing revitalization is both desirable and necessary to ensure the future of public and assisted housing. These meetings have featured representatives of the private HOPEVI developer and the resident council, both general partners in the new owner entity, who have described first-hand the revitalization process and their respective roles. The Authority has utilized these presentations to cement the support of Stamford's elected officials for revitalization projects that it would undertake in the future.
 - The Authority continues to actively engage the residents of its second largest federal family development, Fairfield Court, in discussions concerning the possible redevelopment of the site. A HOPEVI Application was submitted to the US Department of Housing and Urban Development in December of 2002, which was not funded. The Authority intends to resubmit at the first possible opportunity.

- **In terms of the Section 8 Program, a valuable but difficult resource to use in Stamford with its high market rent, the Authority continues to take active steps to increase local utilization of the Program. The utilization level has increased to 97%.**
- **The Authority has substantially improved its utilization rates for the Section 8 Program through a combination of direct assistance provided by staff in the form of housing search counseling and with the implementation of a "leasing in place" preference.**
- **The Stamford Housing Authority has been in active negotiations during FY2003 with three non-profit housing providers concerning potential partnerships, acquisition and fee-for-services agreements. If implemented, the Authority will provide financing, construction management and asset management for the recapitalization of two expiring use properties and serve as the developer of a new supportive housing facility.**
- **An RFP process to upgrade the Authority's MIS has been completed and a final recommendation to the Board of Commissioners is expected by the end of fiscal 2002 (FYE 6/03).**
- **The Authority received approval of the HOPE VI Home ownership program design. Initial actions to implement the First Time Homebuyer Program are underway. The Authority is looking to establish an initial pool of potential homeowners of 90 households. The Authority has closed on 4 purchases to date.**
- **Efforts continue under the funding provided by the 1999 and 2001 ROSS Grants. These include the continuation of STRIVE's motivational training and supportive services. In addition several other initiatives cover the range from computer training**

and credit counseling to driver education and conflict resolution.

- The Stamford Housing Authority has undertaken planning for several supportive housing initiatives in FY2003. Its recent ROSS grant application, The Ladder to Independence, detailed a program that will improve the rate of social service utilization by residents at Fairfield Court, a predominantly non-elderly disabled population. Its Fairfield Court HOPEVI application included site acquisition, zoning approval and predevelopment activities for three distinct supportive housing facilities, housing a total of one hundred households and incorporating a unique 'concierge' service coordinators system. It collaborated with the Corporation for Supportive Housing to oversee program design and evaluation for these facilities. The Authority has also been engaged in numerous preliminary discussions with non-profit providers to assist their own supportive housing efforts through financing, development and project-based Section 8 assistance. These non-profits have included Saint Luke's Lifeworks, Laurel House, Mutual Housing Association and Family Centers, Inc.
- Housing Authority senior staff and its Resident Services Coordinator undertook a series of public meetings in conjunction with developing its FY2002 HOPEVI application for Fairfield Court. Participants included elected officials, community leaders, area ministers, property owners and private citizens. While the meetings were specifically intended to build understanding and support for the proposed Fairfield Court project, they permitted the Authority to present several examples of successful HOPEVI and other community redevelopment projects. The Authority and its consultants utilized these meetings as an opportunity to convey the transforming and sustained impact of undertaking a broad community redevelopment project. Participants realized the effect of public housing revitalization on both the provision

of quality mixed -income housing as well as the significant benefits to the community at large.

- On the financial front, the Authority made structural changes to the Authority's financial systems and improved controls to reverse the trend of increasing federal public housing program deficits and started to rebuild its reserves.
- The Authority has designed a Section 8 Project - based Assistance Program and has issued its first RFP.
- The Authority implemented a Management by Objectives (MBO) system to be used by the Executive Office with HACSS Senior Staff. This program is being extended to all staff.
- A Human Resource Specialist was hired by the Authority to assist in the increasingly complex issue of human resources management. In addition, a new position of Assistant Deputy Director was created to better distribute the burden of oversight related to day-to-day operations.
- Through a series of community meetings led by the Executive Director across the entire state and federal portfolio, a number of vexing property management issues were addressed including substantial improvements to parking administration and development security. These were the two prominent issues raised by residents as part of the Resident Survey that HUD conducts nationwide.
- A merit evaluation and coaching program implemented with the HACSS's union and non-union staff.
- The Authority maintained an occupancy level in excess of 97% and anticipated both a high PHAS

score and much improved SEMAP score due to the substantial increase in utilization.

- **The Stamford Housing Authority assisted the city of Stamford and Saint Luke's Lifeworks in designing the program that was ultimately used to acquire and rehabilitate a short-term housing facility (i.e. 'hotel') that will be used to house residents displaced by a city-sponsored lead paint abatement program. The Housing Authority will continue to offer guidance in the operation of that facility.**

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

Statement Concerning Issues Identified through RASS

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

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

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

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

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

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

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

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

Update & Progress Report on the “Leasing in Place” Section 8 Program Preferences

To assist the Housing Authority of the City of Stamford with addressing issues with the leasing rate for its Section 8 Program, a new preference was implemented early in fiscal year 2002.

The “leasing in place” preference does not place a household at the top of the Section 8 Housing Choice Voucher waiting list. Rather, households that claim and are determined eligible for this preference will be made offers of Housing Choice Vouchers under an “alternate feed” waiting list administrative model. For every household offered a Housing Choice Voucher under the existing preference structure or as a standard applicant, a household with the “leasing in place” preference will be offered a Voucher.

A household that claims status under the “leasing in place” preference will not be eligible for any other preference and will otherwise be considered a standard applicant in terms of the existing preference structure. This is to assure that an ample number of applicants from outside of Stamford will be given the opportunity to access the Section 8 Program.

Assuming that a proposed unit under the “leasing in place” preference fails to qualify for the program, the applicant households will have their status revised to be treated as a regular applicant able to claim any other preferences for which the household may qualify.

Once a household's unit is under a HAP agreement all existing procedures for units in the Program shall apply. This includes all program procedures for annual inspections, recertification of income, landlord obligation and household obligations. A household may move at any time if proper legal notice is provided to the landlord and is consistent with the terms of the lease into which the household has entered.

Use of this preference poses some increased risk of fair housing related issues arising. This is because only households that currently reside in Stamford can use this preference. To the extent that one racial group dominates the local population, this group could see its housing needs met in a disproportionate amount. A review of the current waiting list and program participants in terms of their status in a protected class indicates that in the near term this should not be a problem for the HACS. However, several aspects of the policy have been

developed to specifically monitor and mitigate the future possibility that this preference could create circumstances that meet the legal standard of “disparate impact”.

These “risk management” facets of the policy include:

1) The “leasing in place” preference will not supercede existing preferences but will be implemented alongside the existing preferences system as part of an “alternate feed” model for waiting list administration. For each household that is offered a Voucher under the “leasing in place” preference, a household subject to the existing preferences system will be offered a Voucher.

2) The preference will only be policy for two years and must be extended by Board of Commissioner action. It can either be made permanent at that time or extended for a proscribed period at Board discretion.

3) The Staff of the Housing Authority is being directed to actively track waiting list related demographic factors of the Section 8 Program to monitor for any fair housing related issues that might arise.

The information provided in the attached table is a summary of the waiting list activity from implementation in October 2002 through early March 2003.

	Total	Finder/Keepers	%	Leasing inPlace (*)	%
Black	55	48	62%	7(2)	25%
Hispanic	25	16	21%	9(3)	32%
White	22	10	13%	12(6)	43%
Other	3	3	4%	0(0)	0%
Total	105	77	73%	28(11)	27%

*subset of placements who are over 62 years of age.