

Housing Authority of the City of Stamford

Year 5 PHA Plan

5-Year Plan for Fiscal Years 2004 - 2008
Annual Plan for Fiscal Year 2004

File “CT007v01”

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Stamford

PHA Number: CT-07

PHA Fiscal Year Beginning: 07/2004

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
PHA FISCAL YEARS 2004 - 2008
[24 CFR Part 903.5]

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.

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

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

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

- A. Opportunities will be sought for the Authority to participate in neighborhood renewal. Through such opportunities the Authority will seek to geographically disperse low-income housing 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 equivalent amenities regardless of income tier.

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.

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 home-owner.
- C. The Authority will design and implement a Section 8 Family Self-Sufficiency Program. This program will not require but will promote a home-ownership tract and will seek to find match funds and other incentives for households that graduate into home-ownership opportunities.

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 infill 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. The Authority will assess the need for onsite 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.
- B. 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.

- C. 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 II 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 provided a better match between actual need and current supply. The key objective is to assist those with physical limitations to remain in the community and to be able to participate in the community in meaningful ways.

Annual PHA Plan
PHA Fiscal Year 2004
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

Summary of the Annual PHA Plan and Past Year Activities

See Attachment D

Annual Plan Table of Contents

Annual Plan

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Attachments

Required Attachments:

- Admissions Policy for Deconcentration (**NOT APPLICABLE**)
- FY 2004 Capital Fund Program Annual Statement (Attachment A)**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart**
- FY 2004 Capital Fund Program 5 Year Action Plan (Attachment A)**
- Comments of Resident Advisory Board or Boards (NO COMMENTS WERE RECEIVED)
- Other**
Performance & Evaluation Reports for 2001, 2002, 2003 (Attachment B)
Statement of Progress meeting 5-Year Plan Mission and Goals (Attachment C)
Statistical Summary of "Leasing in Place" Preference (Attachment D)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	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 certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the <i>2/18/99 Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> 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 Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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 HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
Pending Submission	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 homeownership programs/plans <i>HOPE VI 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
Draft	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	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 fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Voluntary Conversion Analysis	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (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	7,982	5	5	5	3	3	4
Income >30% but <=50% of AMI	6,098	5	5	4	3	3	4
Income >50% but <80% of AMI	2,755	5	5	3	3	3	4
Elderly	3,208	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/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	744		< 10%
Extremely low income <=30% AMI	679	91%	
Very low income (>30% but <=50% AMI)	64	9%	
Low income (>50% but <80% AMI)	1	1%	
Families with children	463	62%	
Elderly families	38	5%	
Families with Disabilities	22	2%	
White	104	13%	
Afro-American	467	63%	
Hispanic	153	20%	
Asian/Islanders	7	1%	
Other	13	1%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 17 Months Does the PHA expect to reopen 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 (Lease in Place)			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 Moderate Rehab			
<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/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	9		< 10%
Extremely low income <=30% AMI	9	100%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	7	77%	
Elderly families	0	0%	
Families with Disabilities	2	22%	
White	1	11%	
Afro-American	7	98%	
Hispanic	0	0%	
Asian	1	11%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input 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/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	11		<1%
Extremely low income <=30% AMI	11	100%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	7	63%	
Elderly families	0	0%	
Families with Disabilities	3	27%	
White	3	27%	
Afro-American	8	73%	
Hispanic	0	0%	
Asian	0	0%	
Other	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input 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/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	200		< 10%
Extremely low income <=30% AMI	27	13%	
Very low income (>30% but <=50% AMI)	173	86%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	0	0%	
Elderly families	158	79%	
Families with Disabilities	69	34%	
White	57	28%	
Afro-American	91	45%	
Hispanic	47	23%	
Asian/Pacific Island	2	1%	
Other	3	1%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (for 2& 3 Br Units only)			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (elderly/disabled)			

C. Strategy for Addressing Needs

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

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

Select all that apply

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

Other: (list below):

Expand housing counseling using a Rental Agent under contract to the Authority who will assist in the identification of available units and make 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 preferences aimed at families who are working
- Adopt rent policies to support and encourage work**
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

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

Given the historic under-funding of modernization, the Authority will be looking at ways to leverage resources to redevelop its public housing portfolio. Re-establishing a stable and viable federal housing portfolio is a major priority for

the Authority over the development of incremental units but will not preclude supporting opportunities to assist other entities in the expansion of affordable housing in Stamford.

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	\$ 2,325,254	
b) Public Housing Capital Fund	\$ 1,375,214	
c) HOPE VI Revitalization	\$ 1,505,695	
d) HOPE VI Demolition	\$ 0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$18,369,462	
f) Resident Opportunity and Self-Sufficiency Grants	\$ 69,953	
g) Community Development Block Grant	\$ 95,000	Elevator at Clinton Manor
h) HOME	\$ 0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only)		
Capital Fund 2001	\$ 0	Mod/Operations
Capital Fund 2002	\$ 54,815	Mod/Operations
Capital Fund 2003a	\$ 1,119,414	Mod/Operations
Capital Fund 2003b	\$ 225,800	Mod/Operations
3. Public Housing Dwelling Rental Income		
Rent Roll & Fees	\$ 2,327,403	Operating Expenses
4. Other income		
5. Non-federal sources		
Moderate Rent (State Program)	\$ 4,175,557	Operating Expenses
State Elderly	\$ 169,377	Operating Expenses
State Congregate	\$ 404,068	Operating Expenses
Total resources	\$ 32,029,050	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(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)Waiting List Organization

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

- Community-wide list** (for all developments not subject to a development-specific waiting list)
- Sub-jurisdictional lists
- Site-based waiting lists** (For elderly/disabled developments 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 plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

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

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

b. Transfer policies:

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

- Emergencies**
 Overhoused
 Underhoused
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
 Other: (list below)

- 1) Overhoused or underhoused by a degree of two bedrooms.**
2) Resident of a Stamford HOPE VI that opt to transfer to another public housing development.

c. Preferences

1. **Yes** **No:** Has the PHA established preferences for admission to public housing (other than date and time of application)?
(If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

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

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

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

All other applicants are standard.

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

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point 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” household are offered units based on date and time of application before households that do not qualify for the residency/working preference within the same point level.

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

If yes, list these developments as follows:

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

B. Section 8

(1) Eligibility

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

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

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

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

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

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

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

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

(2) Waiting List Organization

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

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

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

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

(3) Search Time

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

If yes, state circumstances below:

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

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

- 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)**

See Chart that summarizes the Section 8 Preference System.

Category A (50%)		Category B (50%)
P 00 2 points	Other government subsidized program participants who currently reside in Stamford and are <u>at risk of displacement</u> due to programmatic restrictions.	Households who are able to lease in place and meet all other eligibility criteria
P 01 2 points	City of Stamford disaster (fire, flood, earthquake, etc.) victims	
P 02 2 points	<u>Applicants or residents</u> of Senior Public Housing under the age of 62 who will benefit from a service enriched supportive service environment.	
P 02 2 points	Residents of units condemned by the Stamford Health Department for reasons beyond their control.	
P 03 2 points	Public Safety: households for which a court or law enforcement agency has determined that a need for relocation is required as a matter of public safety. This category includes victims of hate crimes and households that are a part of a Witness Protection Program or a similar program,	

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

SEE TABLE ABOVE FOR ASSIGNED POINTS

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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 re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: 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.)

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

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)**

HUD approved exception rents above the 110% level in a letter dated May 1, 2002. Although FMR have increased twice since the approval letter was issued, the levels shown in the letter are still above 110%.

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 burdens of assisted families**
- Other (list below)

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	805	5 to 8%
Section 8 Housing Choice Vouchers	966	Approx. 5%
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
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

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

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

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

1. Development name: Southfield Village
2. Development (project) number: CT 26-01
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway**

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

FAIRFIELD COURT REVITALIZATION PLAN

The proposed revitalization of Fairfield Court (CT 7-03) 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 Stamford Housing Authority has embarked upon the \$89 million revitalization of Fairfield Court, a functionally obsolete, 1930's-era housing complex in the West Side neighborhood of Stamford. The revitalization plan for Fairfield Court, that has been developed in collaboration with the Fairfield Court Tenant Association and community stakeholders, calls for the replacement of the existing 144 units of low income public housing with a total of 161 *mixed-income* rental units and 96 affordable, first-time homebuyer opportunities. The new units will accommodate the replacement of all existing low-income units on the basis of *one-for-one* by implementing a comprehensive redevelopment of the existing Fairfield Court site along with development of at least three off-site properties. The plan provides for an array of supportive and vocational services to facilitate economic self-sufficiency and the attainment of independence by the residents.

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 HOPE VI 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 complete 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.

The first phase of the plan will be the development of Taylor Street and Fairfield Commons, both within the West Side neighborhood. Taylor Street will provide 24 rental units and Fairfield Commons, 9 rental and 12 homeownership replacement housing units in service-enriched environments. This housing will be financed with state, tax credit, City, HOPE VI and private funds and is ready for a construction start as soon as all approvals from HUD are received and agreements executed. The second phase will be the development of 38 units of service-enriched housing at Richmond Hill at the intersection of the West Side and the Downtown core. This phase will be financed with tax credit, local, private and HOPE VI funds. The third phase, redevelopment of the existing Fairfield Court site, will replace the existing 144 Low Rent Public Housing (LRPH) units with 90 rental units of mixed income housing consisting of 46 LRPH units,

A key off-site component is targeted for the one-third acre site owned by the City of Stamford at the northeast corner of Richmond Hill Avenue and Clinton Avenue. There, the Authority proposes to develop 38 apartments - a combination of one-bedroom and efficiency units - in an architecturally distinctive building. Located at the intersection of the West Side and the Downtown Core, this building will create a transition between two distinct neighborhoods. For those residents that are disabled, the building will feature community space that will accommodate basic support services in the forms of a service coordinator and counseling as needed. Approximately \$1 million of HOPE VI funds will be utilized to develop Richmond Hill.

To secure these funds, it is imperative that site control is secured prior to the application date.

- 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 HOPE VI 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

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name: Stamford Manor	
1b. Development (project) number: CT 7 4/8	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/> (The Authority has current to exchange some vacant land with the City in part to improve parking at the development.)	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: 07/1/04	
5. Number of units affected NONE	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development (transfer of vacant land)	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: July 1,2004	
b. Projected end date of activity: December 31,2004	

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

[24 CFR Part 903.7 9 (i)]

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

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

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.

The Authority intends to engage in a planning process to determine if a designation strategy to allocate units for elders only is necessary and appropriate. At this time any description of an exact strategy or assumption that an Allocation Plan for Designated Housing will be submitted to HUD is premature. However, during the fiscal year an Allocation Plan may be submitted for either Clinton Manor or Stamford Manor or both developments that will result in some yet to be determined percentage of units being set-aside for elders only. The development of this Plan will be done in consultation with the pertinent resident organizations and the RAB BUT is not considered a major amendment to the Housing Agency Plan.

Designation of Public Housing Activity Description	
1a. Development name: Stamford Manor	
1b. Development (project) number: CT 7-4/8	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
1.	Date this designation approved, submitted, or planned for submission: Not Known
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6.	Number of units affected:
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: Clinton Manor	
1b. Development (project) number: CT 7-11	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
2.	Date this designation approved, submitted, or planned for submission: Not Known
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6.	Number of units affected:
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes **No:** Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act?

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 HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 % <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
NONE	

- 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. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

1. Yes **No:** Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4).

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?

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

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. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed?

DD/MM/YY

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

Yes **No:** Does the PHA coordinate, promote or provide any 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

The Authority is implementing a voluntary FSS Program which is intended to be coordinated with redevelopment activities conducted by the agency.

This program’s Action Plan is being finalized

Family Self Sufficiency (FSS) Participation		
Program	Program Size	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	Goal of 35 participants	
Section 8	Goal of 25 participants	

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

C. Welfare Benefit Reductions

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

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

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

THE AUTHORITY HAS DEVELOPED A COMMUNITY SERVICE POLICY.

13. PHA Safety and Crime Prevention Measures

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children**
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

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

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

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

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

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

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

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

[24 CFR Part 903.7 9 (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. 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

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes **No:** Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name)
 Provided below:
3. In what manner did the PHA address those comments? (Select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments. List changes below:
 Other: (list below)

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

1. Yes **No:** Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes **No:** Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)
- Candidates were nominated by resident and assisted family organizations
 - Candidates could be nominated by any adult recipient of PHA assistance
 - Self-nomination: Candidates registered with the PHA and requested a place on ballot
 - Other: A resident Commissioner was appointed by the Mayor of Stamford**

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance**
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated 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.

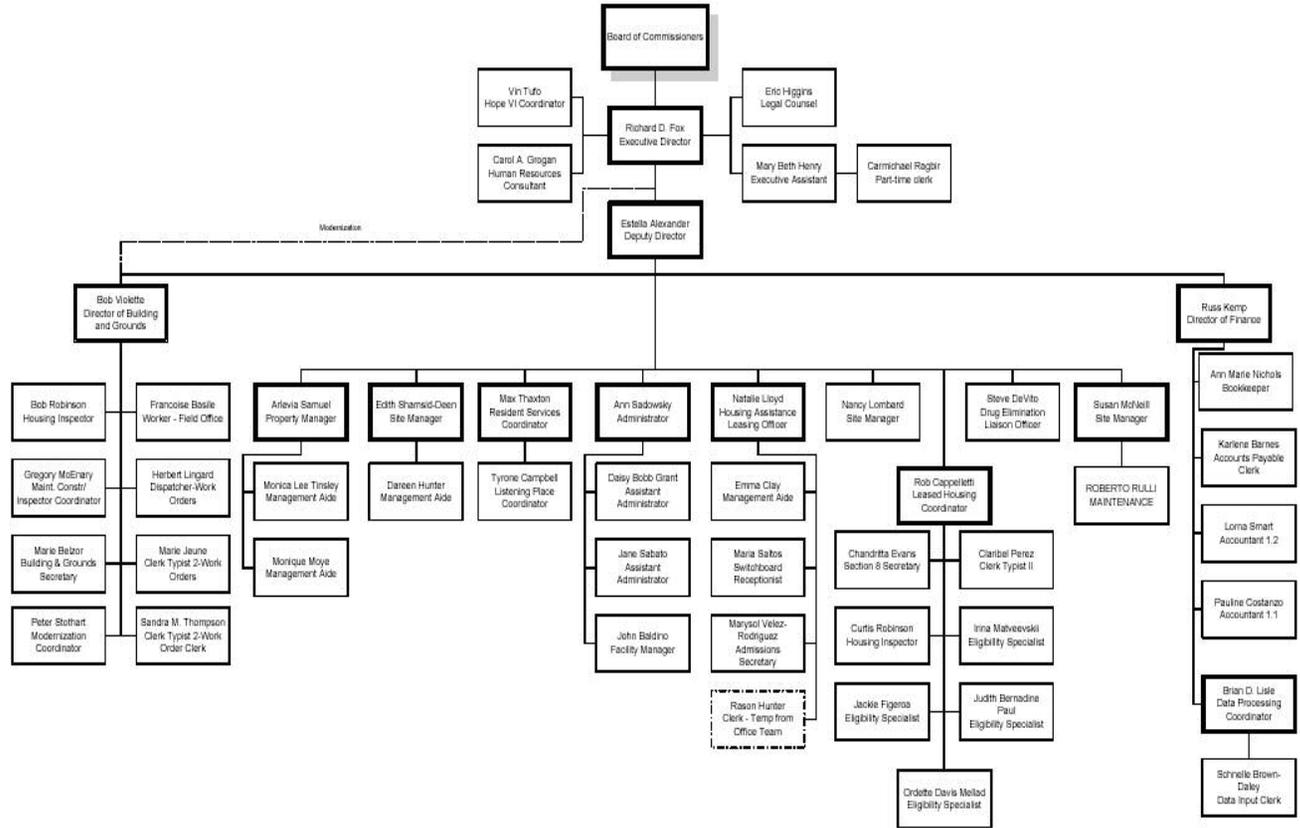
The Housing Authority of the City of Stamford considers a major change in the content of the HAP for the fiscal year starting 7/1/04 to consist of one or more the following:

1. Implementation of program incentives to increase the number of working households in the program.
2. A change in any open Annual Capital Program that crosses the accumulative 20% of total funds threshold.
3. A decision to submit a major application such as a Demolition/Disposition Application.
4. A decision to request a voluntary conversion of public housing to Section 8 Vouchers.

For this fiscal year, the following actions are **NOT** to be considered major changes. These matters have been discussed with the RAB as part of the process resulting in the baseline Housing Agency Plan for 2004.

1. Submission of an Allocation Plan for Designated Housing
2. Revisions to the Section 8 Administrative Plan to address program integrity, customer service and to implement policies and procedures to improve management of program utilization levels.
3. Revisions to the ACOP to address program integrity and improve customer service.
4. Decisions to open a waiting list for a specific period of time.

Stamford Housing Authority Organizational Chart



Revision Date: Thursday, March 25, 2004

RAB Membership and Addresses

Last Name	First Name	Street	CITY	STATE	ZIP	PHONE
Blake	Shirley	23 Connecticut B-2	Stamford	CT	06902	323-5563
Collazo	Elwood	1 Lawn Ave #A-2	Stamford	CT	06902	969-0402
Haynes	Marion	22 Clinton Ave 5A	Stamford	CT	06902	323-6383
Johnson	Patricia	1 Oscar St	Stamford	CT	06906	708-8900, X203
Kelsey	Carla	98 Hoyt St #3-H	Stamford	CT	06905	324-5976
Maples	Margaret	26 Main St 2U	Stamford	CT	06902	348-6815
McCogle	Lucy	164 Ursula Pl #6	Stamford	CT	06902	667-0062
McLeod	Bernest	11 Fairfield Ave#55	Stamford	CT	06902	964-9254
Mikel	Blondyne	36 Southwood Dr#1	Stamford	CT	06902	
Palmer	Trenda	298 Montauk Ave	Stamford	CT	06902	348-6491
Powell	Effie	18 Quintard Ter#4B	Stamford	CT	06902	406-0337

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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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	137,521			
3	1408 Management Improvements	275,042			
4	1410 Administration	137,521			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	137,521			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	617,000			
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				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	70,609			
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,375,214			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Southfield Village CT 7-1	Underground Utility Ground Contamination	1450 1450		0 0				
Southfield Village North CT 7-2	Underground Utility Ground Contamination	1450 1450		0 0				
Fairfield Court CT 7-3	Kitchen & Bathroom Replc. Window Replacement Main Entrance Door Replacement 504 Compliance Unit Electrical Upgrade Roof Replacement Hot Water Tank Replacement	1460 1460 1460 1460 1460 1460 1460		0 5,000 0 0 0 0 0				
Stamford Manor CT 7-4/8	1 st Floor Entrance 504 Compliance Plumbing Upgrade Begin- Electric Water Heaters Begin- Install AC Sleeves	1460 1460 1460 1460 1460		217,393 20,000 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

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
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				
CT 7-4/8	New Kitchens	1460		0				
(cont.)	Sprinkler Couplings	1460		0				
Quintard Manor	Lintel Repair	1460		200,000				
CT 7-5	504 Compliance	1460		40,000				
	Compactor Replacement	1460		0				
	Elevator Upgrade	1460		10,000				
Lawn Ave.	New Kitchens (5)	1460		0				
Twnhs. CT 7-7	Bathrooms- Plumbing Upgrade	1460		0				
	504 Compliance—2 Units	1460		20,000				
	AC Sleeves (20)	1460		5,000				
	New Water Heater	1460		0				
Conn. Ave.	Replace Boiler & Tank	1460		0				
CT 7-9	Roof Replacement	1460		0				
	Install AC Sleeves (12)	1460		0				
	504 Compliance—2 Units	1460		0				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
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		10,607				
CT 7-11	Reface Building Exterior	1460		0				
	AC Sleeves (44)	1460		9,000				
	Compactor Replacement	1460		0				
	Bathroom Replacement	1460		0				
	Boiler Replacement	1460		60,000				
	Elevator Doors & Jambs	1460		0				
	New Generator	1460		20,000				
Ursula Park	Siding & Windows	1460		0				
Twnhs. CT 7-16	New Kitchens	1460		0				
	Replace Boilers	1460		0				
	504 Compliance—2 units	1460		0				
Conn. Commons/ SheridenMews	New Fence	1460		0				
Scattered Sites	New Windows	1460		0				
7-18	Install Vinyl Siding	1460		0				
	Roof Replacement	1460		0				
	Boiler Replacement	1460		0				

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

PHA Name: Housing Authority of the City of Stamford	Grant Type and Number Capital Fund Program No: CT 26P007-501-04 Replacement Housing Factor No:	Federal FY of Grant: 2004
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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	
CT 7-1	9/30/06			9/30/08			
CT 7-2	9/30/06			9/30/08			
CT 7-3	9/30/06			9/30/08			
CT 7-4/8	9/30/06			9/30/08			
CT 7-5	9/30/06			9/30/08			
CT 7-7	9/30/06			9/30/08			
CT 7-9	9/30/06			9/30/08			
CT 7-11	9/30/06			9/30/08			
CT 7-16	9/30/06			9/30/08			
CT 7-17	9/30/06			9/30/08			
CT 7-18	9/30/06			9/30/08			
HA WIDE	9/30/06			9/30/08			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		Housing Authority of the City of Stamford			<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY:	Work Statement for Year 3 FFY Grant: 2006 PHA FY:	Work Statement for Year 4 FFY Grant: 2007 PHA FY:	Work Statement for Year 5 FFY Grant: 2008 PHA FY:	
	Annual Statement					
Southfield Village CT 7-1		-0-	-0-	-0-	-0-	
Southfield Village North CT 7-2		-0-	-0-	-0-	-0-	
Fairfield Court CT 7-3		30,000	0	12,000	-0-	
Stamford Manor CT 7-4/8		295,000	290,000	230,000	282,000	

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		Housing Authority of the City of Stamford			<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY:	Work Statement for Year 3 FFY Grant: 2006 PHA FY:	Work Statement for Year 4 FFY Grant: 2007 PHA FY:	Work Statement for Year 5 FFY Grant: 2008 PHA FY:	
	Annual Statement					
Quintard Manor		135,000	45,000	90,000	20,000	
CT 7-5						
Lawn Ave. Tnhs. CT 7-7		5,000	0	0	0	
Conn. Ave. CT 7-9		10,000	-0-	20,000	-0-	
Clinton Manor CT 7-11		142,000	192,000	225,000	315,000	

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		Housing Authority of the City of Stamford		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY:	Work Statement for Year 3 FFY Grant: 2006 PHA FY:	Work Statement for Year 4 FFY Grant: 2007 PHA FY:	Work Statement for Year 5 FFY Grant: 2008 PHA FY:
	Annual Statement				
Ursula Park Tnhs. CT 7-16		0	35,000	40,000	0
Conn.Common /Sheriden Mew CT7-17		-0-	-0-	-0-	0
Scattered Sites CT 7-18		0	55,000	-0-	20,000
Non-dwelling Equip. HA Wide		0	0	- 0-	0
Fees & Costs		550,084	550,084	550,084	550,084
Relocation/Contingency		137,521	137,521	137,521	137,521
		70,609	70,609	70,609	70,609
CFP Funds listed for 5 year planning		1,375,214	1,375,214	1,375,214	1,375,214

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :_2_ FFY Grant: 2005 PHA FY:			Activities for Year: _3_ FFY Grant: 2006 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	Southfield Village	Underground Utility	-0-	Southfield Village	Underground Utility	-0-
Annual	CT 7-1	Ground Contamination	-0-	CT 7-1	Ground Contamination	-0-
Statem						
	Southfield Village North	Underground Utility	-0-	Southfield Village North	Underground Utility	-0-
	CT 7-2	Ground Contamination	-0-	CT 7-2	Ground Contamination	-0-
	Fairfield Court	504Compliance	-0-	Fairfield Court	Kitchen & Bath Replcm	-0-
	CT 7-3	Window Replacement	5,000	CT 7-3	Window Replacement	-0-
		Hot Water Tank Replcm	-0-		Water Boiler & Tank	-0-
		Unit Electrical Upgrade	5,000		Unit Electrical Upgrade	-0-
		Roof Replacement	20,000		Roof Replacement	-0-
		Building Exterior Upgrd	-0-		Compactor Replacement	-0-
		Underground Utility	-0-		Building Exterior Upgrd	-0-
		Replace Boiler Sections	-0-		504 Compliance	-0-
	Stamford Manor	Inspect&RepairConcrete	100,000	Stamford Manor	504 Compliance	40,000
	CT 7-4/8	Paint Aptmnts	40,000	CT 7-4/8	Plumbing Upgrd	-0-
		1 st floor Entrance	120,000		Electric Water Heater	-0-
		Electric Water Htr	-0-		Flex-wall on walls	-0-
		504 Compliance	25,000		Repair concrete	130,000
		Elevator Cab Replc.	50,000		Elevator Cab Replc	120,000
	Quintard Manor	Bathroom Replcmnt	-0-	Quintard Manor	Bathroom Replacement	-0-
	CT 7-5	Elevator Upgrade	-0-	CT 7-5	New Windows	-0-
	Total CFP Estimated Cost		\$			\$

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

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2005 PHA FY:			Activities for Year: <u>3</u> FFY Grant: 2006 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Quintard Manor (Cont.) CT 7-5	Lintel Repair 504 Compliance	130,000 5,000	Quintard Manor (Cont.) CT 7-5	504 Compliance Lintel Repair	45,000 -0-
	Lawn Ave Tnhs. CT 7-7	New Kitchens (5) Bathroom-Plmbng Upgd Rplc. Undgnd Ht Line 504 Compliance	-0- -0- -0- 5,000	Lawn Ave. Tnhs CT 7-7	Boiler Replacement Bathroom- Plmbg Replc Undrgnd Lines 504 Compliance	-0- -0- -0- -0-
	Conn. Ave. CT 7-9	504 Compliance Roof Replcmnt	-0- 10,000	Conn. Ave. CT 7-9	Boiler Replcmnt New Kitchen	-0- -0-
	Clinton Manor CT 7-11	Main Entrance Window Replacement Paint Apartments Bathroom Replacement Boiler Replacement Elevator Doors & Jambs	-0- -0- -0- -0- 142,000 -0-	Clinton Manor CT 7-11	Reface Building Exter. Bathroom Replacement Boiler Replacement Window Replacement	-0- -0- 42,000 150,000
	Ursula Park Tnhs. CT 7-16	New Windows New Kitchen New Rear Door Entrnce	-0- -0- -0-	Ursula Park Tnhs. CT 7-16	New Kitchens Roof Replacement Rear Door Entrance	20,000 10,000 5,000
	Total CFP Estimated Cost \$					\$

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

Activities for Year : <u> 4 </u> FFY Grant: 2007 PHA FY:			Activities for Year: <u> 5 </u> FFY Grant: 2008 PHA FY:		
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-
CT 7-1	Ground Contamination	-0-	CT 7-1	Ground Contamination	-0-
Southfield Village North	Underground Utilities	-0-	Southfield Village North	Underground Utilities	-0-
CT 7-2	Ground Contamination	-0-	CT 7-2	Ground Contamination	-0-
Fairfield Court	Kitchen & Bath Replcm	-0-	Fairfield Court	Interior Plumbing	-0-
CT 7-3	504 Compliance	-0-	CT 7-3	Unit Electrical Upgd	-0-
	Interior Plumbing	-0-		Roof Replacement	-0-
	Unit Electrical Upgrd	-0-			
	Roof Replacement	12,000			
	Compactor Replacement	-0-			
	New Gutters & Leaders	-0-			
Stamford Manor	504 Compliance	-0-	Stamford Manor	Bathroom Replacement	30,000
CT 7-4/8	Plumbing Upgrade	-0-	CT 7-4/8	Plumbing Upgrade	-0-
	Electric Water Heater	-0-		Electric Water Heater	10,000
	Concrete Repair.	230,000		Begin Roof Replacmnt	10,000
	Window Replcmt	-0-		Flexi-Wall in Apts.	30,000
	Roof Replacement	-0-		Window Replacement	40,000
	Paint Apts	-0-		Concrete Repair	152,000
Total CFP Estimated Cost		\$			\$

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

Activities for Year : <u> 4 </u> FFY Grant: 2007 PHA FY:			Activities for Year: <u> 5 </u> FFY Grant: 2008 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Quintard Manor	Bathroom Replacement	50,000	Quintard Manor	Bathroom Replacement	10,000
CT 7-5	504 Compliance	40,000	CT 7-5	Window Replacement	10,000
				Masonry Repointing	-0-
Lawn Ave Twnhs.	New Kitchens (5)	-0-	Lawn Ave. Twnhs.	Bathroom-Plmbg Upgrd	-0-
CT 7-7	Bathroom-Plmbg Upgrd	-0-	CT 7-7	Replace Undrgrnd lines	-0-
	Replace Undergrnd Line	-0-			
Conn. Ave.	Replace Entrance Door	-0-	Conn. Ave.	Boiler Replacement	-0-
CT 7-9	Install Vinyl Siding	20,000	CT 7-9	New Kitchen	-0-
	Replace Windows	-0-			
Clinton Manor	Reface Bldg Exterior	100,000	Clinton Manor	Reface Bldg Exterior	100,000
CT 7-11	Curtain Wall & Windws	125,000	CT 7-11	Boiler Replacement	-0-
	Sliding Door Replcmnt	-0-		Sliding Door Replacemt	215,000
	Bathroom Replcmnt	-0-		Bathroom Door Replc	-0-
	Boiler Replcmnt	-0-			
Ursula Park Twnhs	Windows/Vinyl Sidng	-0-	Ursula Twnhs.	New Kitchens	-0-
CT 7-11	New Kitchens	40,000	CT 7-11	Landscaping-Site Imprv	-0-
	Roof Replacement	-0-		Replace Roof	-0-
				Replace Wood Fence	-0-
Total CFP Estimated Cost		\$			\$

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

PHA Name: STAMFORD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 4)
 Performance and Evaluation Report for Period Ending: 12/31/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	157,626	157,626	157,626	157,626
3	1408 Management Improvements	157,626	157,626	157,626	157,626
4	1410 Administration	157,626	157,626	157,626	157,626
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	90,000	90,000	90,000	90,000
8	1440 Site Acquisition				
9	1450 Site Improvement	0	-0-	-0-	-0-
10	1460 Dwelling Structures	711,829.04	675,075	675,075	674,547.43
11	1465.1 Dwelling Equipment—Nonexpendable	42,207.94	39,794.38	39,794.38	39,794.38
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	258,938.02	298,105.62	298,105.62	298,105.62
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	415	415	415	415
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	0	-0-	-0-	-0-
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,576,268	1,576,268	1,576,268	1,575,740.43
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: STAMFORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT 26P007-501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SOUTHFIELD	Underground Utility	1450		0	-0-	0	0	
VILLAGE	Ground Contamination	1450		0	-0-	0	0	
CT 7-1								
SOUTHFIELD	Underground Utility	1450		0	-0-	0	0	
VILLAGE NORTH	Ground Contamination	1450		0	-0-	0	0	
CT 7-2								
FAIRFIELD	Kitchen & Bathroom Replacement	1460		0	-0-	0	0	
COURT	Window Replacement	1460		0	-0-	0	0	
CT 7-3	Interior Door Replacement	1460		0	-0-	0	0	
	Interior Plumbing	1460		0	-0-	0	0	
	Unit Electrical Upgrade	1460		14,080	35,562.01	35,562.01	35,562.01	complete
	Roof Replacement	1460		90,000	68,435	68,435	68,435	complete
	Building Exterior Upgrade	1460		0	-0-	0	0	
	Install Tot Lot	1475		9,625.32	10,364.60	10,364.60	10,364.60	complete
	Emergency Boiler Repair	1460		7,940	10,190	10,190	10,190	complete
STAMFORD	Bathroom Replacement	1460		0	-0-	0	0	
MANOR CT7-4/8	Appliances	1465		42,207.94	39,794.38	39,794.38	39,794.38	complete

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

PHA Name: STAMFORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT 26P007-501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
STAMFORD	Plumbing Upgrade	1460		81,251	41,655.37	41,655.37	41,655.37	complete
MANOR CT7-4/8	Kitchen Replacement	1460		0	10,096	10,096	10,096	complete
	DHW Upgrade	1475		0	-0-	0	0	
	Window Replacement	1460		0	-0-	0	0	
	Garbage Chute Door Replacement	1475		0	-0-	0	0	
QUINTARD	Bathroom Replacement	1460		0	-0-	0	0	
MANOR	Repoint & Seal Building Exterior	1460		0	1,888	1,888	1,888	complete
CT 7-5	Window Replacement	1460		0	-0-	0	0	
	Kitchen Replacement	1460		7,235	10,222.64	10,222.64	10,222.64	complete
	Elevator Upgrade	1475		0	-0-	0	0	
LAWN AVE.	Install Retaining Wall	1450		0	-0-	0	0	
TOWNHOUSES	Redesign Concrete Entrance	1460		0	-0-	0	0	
CT 7-7	Replace Underground Heat Distribution	1450		0	-0-	0	0	
	Boiler Replacement	1460		0	-0-	0	0	
	New Windows & Doors	1460		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

PHA Name: STAMFORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CONNECTICUT AVE. CT 7-9	Install Vinyl Siding	1460		0	-0-	0	0	
CLINTON MANOR CT 7-11	Window Replacement	1460		0	-0-	0	0	
	Reface Building Exterior	1460		417,059.04	379,460.71	379,460.71	379,460.71	complete
	Kitchen Replacement	1460		60,000	47,208.21	47,208.21	47,208.21	complete
	Toilet Replacement	1460		34,264	69,829.49	69,829.49	69,829.49	complete
	Boiler Replacement	1460		0	-0-	0	0	
	Sliding Door Replacement	1460		0	-0-	0	0	
URSULA PARK TOWNHOUSES CT 7-16	Window Replacement	1460		0	-0-	0	0	
	Install Vinyl Siding	1460		0	-0-	0	0	
	Fence Replacement	1450		0	-0-	0	0	
CT.CM CT7-17	Floor Tile Replacement	1460		0	-0-	0	0	
SCTTD ST. 7-18	Install Vinyl Siding	1460		0	-0-	0	0	
PHA WIDE	Vehicles	1475		184,524.70	147,930	147,930	147,930	complete
PHA WIDE	Computers	1475		64,788	94,765.98	94,765.98	94,765.98	complete

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

PHA Name: STAMFORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: CT26P007-501-00 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CT 7-1	6/30/02	6/30/02	6/30/02	9/30/03	9/30/04		
CT 7-2	6/30/02	6/30/02	6/30/02	9/30/03	9/30/04		
CT 7-3	6/30/02	6/30/02	6/30/02	9/30/03	9/30/04		
CT 7-4/8	6/30/02	6/30/02	6/30/02	9/30/03	9/30/04		
CT 7-5	6/30/02	6/30/02	6/30/02	9/30/03	9/30/04		
CT 7-7	6/30/02	6/30/02	6/30/02	9/30/03	9/30/04		
CT 7-9	6/30/02	6/30/02	6/30/02	9/30/03	9/30/04		
CT 7-11	6/30/02	6/30/02	6/30/02	9/30/03	9/30/04		
CT 7-16	6/30/02	6/30/02	6/30/02	9/30/03	9/30/04		
CT 7-17, 7-18	6/30/02	6/30/02	6/30/02	9/30/03	9/30/04		
PHA WIDE	6/30/02	6/30/02	6/30/02	9/30/03	9/30/04		

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

PHA Name: STAMFORD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: CT 26 P007-501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:3)
 Performance and Evaluation Report for Period Ending: 12/31/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	155,083	155,083	155,083	32,191.26
3	1408 Management Improvements	155,083	155,083	155,083	155,083
4	1410 Administration	155,083	155,083	155,083	155,083
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	90,000	90,000	90,000	90,000
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	725,590	835,590	835,590	566,240.65
11	1465.1 Dwelling Equipment—Nonexpendable	20,000	20,000	20,000	17,271.60
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	140,000	140,000	140,000	24,684
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	20,000	0	-0-	-0-
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	90,000	0	-0-	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,550,839	1,550,839	1,550,839	1,040,553.51
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: STAMFORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT 26P007-501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SOUTHFIELD	Underground Utility	1450		0.00	-0-	0	0	
VILLAGE	Ground Contamination	1450		0.00	-0-	0	0	
CT 7-1								
SOUTHFIELD	Underground Utility	1450		0.00	-0-	0	0	
VILLAGE NORTH	Ground Contamination	1450		0.00	-0-	0	0	
CT 7-2								
FAIRFIELD	Kitchen & Bathroom Replacement	1460		0.00	-0-	0	0	
COURT	Window Replacement	1460		0.00	-0-	0	0	
CT 7-3	Main Entrance Door Replacement	1460		.000	-0-	0	0	
	Interior Plumbing	1460		0.00	-0-	0	0	
	Unit Electrical Upgrade	1460		0.00	-0-	0	0	
	Roof Replacement	1460		0.00	-0-	0	0	
	Compactor Replacement	1460		0.00	-0-	0	0	
	Install Tot Lot	1475		0.00	-0-	0	0	
STAMFORD	Bathroom Replacement	1460		0.00	-0-	0	0	
MANOR CT7-4/8	Appliances	1465		20,000	20,000	20,000	17,271.600	In Progress

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Stamford Manor	Plumbing Upgrade	1460		0	-0-	0	0	
CT 7-4/8	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	20,000	0	In Progress
	New Kitchens	1460		268,000	268,000	268,000	227,052	complete
	Sprinkler Couplings	1460		83,014	83,014	83,014	39,784.83	In Progress
Quintard Manor	Bathroom Replacement	1460		0	-0-	0	0	
CT 7-5	Repoint & Seal Building Exterior	1460		0	-0-	0	0	
	Compactor Replacement	1460		10,000	15,000	15,000	0	In Progress
	Kitchen Replacement	1460		0	0	0	0	
	Elevator Upgrade	1460		0	-0-	0	0	
Lawn Avenue.	New Kitchen	1460		0	-0-	0	0	
Twhs. CT 7-7	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

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-01 Replacement Housing Factor Grant No:				Federal FY of Grant : 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Conn. Ave. CT 7-9	Boiler Replacement	1460		20,000	20,000	20,000	0	In Progress
Clinton Manor CT 7-11	Replace Roof	1460		0	0	0	0	
	Reface Building Exterior	1460		60,000	60,000	60,000	0	In Progress
	Kitchen Replacement	1460		46,611	46,611	46,611	46,611	Complete
	Compactor Replacement	1460		22,000	27,890	27,890	0	In Progress
	Bathroom Replacement	1460		0	-0-	0	0	
	Boiler Replacement	1460		0	-0-	0	0	
	Elevator Doors & Jambs	1460		156,486	156,486	156,486	128,565.90	In Progress
Ursula Park Twns. CT 7-16	Boiler Replacement	1460		135,200	135,200	135,200	123,745.50	In Progress
	New Kitchens	1460		10,890	0	0	0	
	Install Vinyl Siding	1460		0	0	0	0	
CT Cm CT 7-17	New Fence	1460		0	-0-	0	0	
Scattered Sites CT 7-18	Install Vinyl Siding	1460		0	0	0	0	
	Roof Replacement	1460		0	0	0	0	
	Install Vinyl Siding	1460		0	-0-	0	0	
PHA Wide	Computer System	1475		140,000	140,000	140,000	24,684	In Progress

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Capital Fund Program No: CT 26-P007-501-01 Replacement Housing Factor No:	Federal FY of Grant: 2001
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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	
CT 7-1	6/30/03	6/30/03		6/30/04	6/30/05		
CT 7-2	6/30/03	6/30/03		6/30/04	6/30/05		
CT 7-3	6/30/03	6/30/03		6/30/04	6/30/05		
CT 7-4/8	6/30/03	6/30/03		6/30/04	6/30/05		
CT 7-5	6/30/03	6/30/03		6/30/04	6/30/05		
CT 7-7	6/30/03	6/30/03		6/30/04	6/30/05		
CT 7-9	6/30/03	6/30/03		6/30/04	6/30/05		
CT 7-11	6/30/03	6/30/03		6/30/04	6/30/05		
CT 7-16	6/30/03	6/30/03		6/30/04	6/30/05		
CT 7-17	6/30/03	6/30/03		6/30/04	6/30/05		
CT 7-18	6/30/03	6/30/03		6/30/04	6/30/05		
PHA Wide	6/30/03	6/30/03		6/30/04	6/30/05		

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: December 31, 2003
 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	160,400.31
4	1410 Administration	144,184	144,184	144,184	144,184
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	190,000	190,000	190,000	101,861.63
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	431,000	431,000	331,000	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	171,507	171,507	171,507	22,550.87
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	20,000	20,000	20,000	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	1,271,841	428,996.81
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-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	
CT 7-1	Ground Contamination	1450		0	0	0	0	
Southfield Village	Underground Utility	1450		0	0	0	0	
North CT 7-2	Ground Contamination	1450		0	0	0	0	
Fairfield Court	Kitchen & Bathroom Replc.	1460		0	0	0	0	
CT 7-3	Window Replacement	1460		5,000	0	0	0	
	Main Entrance Door Replacement	1460		0	0	0	0	
	Interior Plumbing	1460		0	0	0	0	
	Unit Electrical Upgrade	1460		25,000	0	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	0	0	0	
Stamford Manor	Bathroom Replacement- 3 Tubs	1460		0	0	0	0	
CT 7-4/8	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 AC Sleeves	1460		25,000	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								
PHA Name: Housing Authority of the City of Stamford			Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Stamford Manor	Compactor Replacement	1460		0	10,000	0	0	
CT 7-4/8	New Kitchens	1460		0	0	0	0	
(cont.)	Sprinkler Couplings	1460		14,000	14,000	0	0	
Quintard Manor	Bathroom Replacement	1460		0	0	0	0	
CT 7-5	Lintel replacement	1460		0	100,000	0	0	
	Compactor Replacement	1460		0	10,000	0	0	
	Elevator Upgrade	1460		0	0	0	0	
Lawn Ave.	New Kitchens (5)	1460		0	0	0	0	
Twnhs. CT 7-7	Bathrooms- Plumbing Upgrade	1460		0	0	0	0	
	Replace Undergnd Heat Lines	1460		0	0	0	0	
	AC Sleeves (20)	1460		0	0	0	0	
	New Water Heater	1460		0	0	0	0	
Conn. Ave.	Replace Boiler & Tank	1460		30,000	30,000	0	0	
CT 7-9	Begin- Roof Replacement	1460		0	0	0	0	
	Install AC Sleeves (12)	1460		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

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-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	90,000	0	0	
CT 7-11	Reface Building Exterior	1460		0	0	0	0	
	AC Sleeves (44)	1460		24,000	0	0	0	
	Compactor Replacement	1460		0	10,000	0	0	
	Bathroom Replacement	1460		0	0	0	0	
	Boiler Replacement	1460		0	0	0	0	
	Elevator Doors & Jambs	1460		115,000	0	0	0	
	New Generator	1460		15,000	17,000	0	0	
Ursula Park	AC Sleeves	1460		25,000	0	0	0	
Twnhs. CT 7-16	New Kitchens	1460		0	0	0	0	
	Siding & Windows	1460		75,000	150,000	0	0	
Conn. Commons/ Sheriden Mews 7-17	New Fence	1460		0	0	0	0	
Scattered Sites 7-18	Install Vinyl Siding	1460		0	0	0	0	
	Roof Replacement	1460		5,000	0	0	0	
	Boiler Replacement	1460		5,000	0	0	0	

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

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program No: CT 26P007-501-02 Replacement Housing Factor No:					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
CT 7-1	12/31/03	6/29/04		6/30/05	6/29/06			
CT 7-2	12/31/03	6/29/04		6/30/05	6/29/06			
CT 7-3	12/31/03	6/29/04		6/30/05	6/29/06			
CT 7-4/8	12/31/03	6/29/04		6/30/05	6/29/06			
CT 7-5	12/31/03	6/29/04		6/30/05	6/29/06			
CT 7-7	12/31/03	6/29/04		6/30/05	6/29/06			
CT 7-9	12/31/03	6/29/04		6/30/05	6/29/06			
CT 7-11	12/31/03	6/29/04		6/30/05	6/29/06			
CT 7-16	12/31/03	6/29/04		6/30/05	6/29/06			
CT 7-17	12/31/03	6/29/04		6/30/05	6/29/06			
CT 7-18	12/31/03	6/29/04		6/30/05	6/29/06			
HA WIDE	12/31/03	6/29/04		6/30/05	6/29/06			

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Capital Fund Program Grant No: CT 26-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: 12/31/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	223,882			
3	1408 Management Improvements	223,882			
4	1410 Administration	119,972			
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	300,800			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	7,507			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	48,371			
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,119,414			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-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 CT 7-1	Underground Utility Ground Contamination	1450 1450		0 0				
Southfield Village North CT 7-2	Underground Utility Ground Contamination	1450 1450		0 0				
Fairfield Court CT 7-3	Kitchen & Bathroom Replc. Window Replacement Main Entrance Door Replacement Interior Plumbing Unit Electrical Upgrade Roof Replacement Hot Water Tank Replacement	1460 1460 1460 1460 1460 1460 1460		0 5,000 40,800 0 10,000 0 0				
Stamford Manor CT 7-4/8	1 st Floor Entrance 504 Compliance Plumbing Upgrade Begin- Electric Water Heaters Begin- Install AC Sleeves	1460 1460 1460 1460 1460		150,000 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

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-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	
Stamford Manor	Compactor Replacement	1460		0				
CT 7-4/8	New Kitchens	1460		0				
(cont.)	Sprinkler Couplings	1460		0				
Quintard Manor	Bathroom Replacement	1460		0				
CT 7-5	504 Compliance	1460		0				
	Compactor Replacement	1460		0				
	Elevator Upgrade	1460		15,000				
Lawn Ave.	New Kitchens (5)	1460		0				
Twnhs. CT 7-7	Bathrooms- Plumbing Upgrade	1460		0				
	504 Compliance—2 Units	1460		0				
	AC Sleeves (20)	1460		5,000				
	New Water Heater	1460		0				
Conn. Ave.	Replace Boiler & Tank	1460		0				
CT 7-9	Roof Replacement	1460		0				
	Install AC Sleeves (12)	1460		0				
	504 Compliance—2 Units	1460		0				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-03 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				
CT 7-11	Reface Building Exterior	1460		0				
	AC Sleeves (44)	1460		9,000				
	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	AC Sleeves	1460		0				
Twnhs. CT 7-16	New Kitchens	1460		0				
	Replace Boilers	1460		25,000				
	504 Compliance—2 units	1460		0				
Conn. Commons/ SheridenMews	New Fence	1460		0				
Scattered Sites	New Windows	1460		0				
7-18	Install Vinyl Siding	1460		0				
	Roof Replacement	1460		0				
	Boiler Replacement	1460		0				

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

PHA Name: Housing Authority of the City of Stamford	Grant Type and Number Capital Fund Program No: CT 26P007-501-03 Replacement Housing Factor No:	Federal FY of Grant: 2003
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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	
CT 7-1	6/30/05			6/30/07			
CT 7-2	6/30/05			6/30/07			
CT 7-3	6/30/05			6/30/07			
CT 7-4/8	6/30/05			6/30/07			
CT 7-5	6/30/05			6/30/07			
CT 7-7	6/30/05			6/30/07			
CT 7-9	6/30/05			6/30/07			
CT 7-11	6/30/05			6/30/07			
CT 7-16	6/30/05			6/30/07			
CT 7-17	6/30/05			6/30/07			
CT 7-18	6/30/05			6/30/07			
HA WIDE	6/30/05			6/30/07			

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Capital Fund Program Grant No: CT 26-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	223,882			
3	1408 Management Improvements	223,882			
4	1410 Administration	119,972			
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	300,800			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	7,507			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	48,371			
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,119,414			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-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 CT 7-1	Underground Utility Ground Contamination	1450 1450		0 0				
Southfield Village North CT 7-2	Underground Utility Ground Contamination	1450 1450		0 0				
Fairfield Court CT 7-3	Kitchen & Bathroom Replc. Window Replacement Main Entrance Door Replacement Interior Plumbing Unit Electrical Upgrade Roof Replacement Hot Water Tank Replacement	1460 1460 1460 1460 1460 1460 1460		0 5,000 40,800 0 10,000 0 0				
Stamford Manor CT 7-4/8	1 st Floor Entrance 504 Compliance Plumbing Upgrade Begin- Electric Water Heaters Begin- Install AC Sleeves	1460 1460 1460 1460 1460		150,000 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

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-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	
Stamford Manor	Compactor Replacement	1460		0				
CT 7-4/8	New Kitchens	1460		0				
(cont.)	Sprinkler Couplings	1460		0				
Quintard Manor	Bathroom Replacement	1460		0				
CT 7-5	504 Compliance	1460		0				
	Compactor Replacement	1460		0				
	Elevator Upgrade	1460		15,000				
Lawn Ave.	New Kitchens (5)	1460		0				
Twnhs. CT 7-7	Bathrooms- Plumbing Upgrade	1460		0				
	504 Compliance—2 Units	1460		0				
	AC Sleeves (20)	1460		5,000				
	New Water Heater	1460		0				
Conn. Ave.	Replace Boiler & Tank	1460		0				
CT 7-9	Roof Replacement	1460		0				
	Install AC Sleeves (12)	1460		0				
	504 Compliance—2 Units	1460		0				

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

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-03 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				
CT 7-11	Reface Building Exterior	1460		0				
	AC Sleeves (44)	1460		9,000				
	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	AC Sleeves	1460		0				
Twnhs. CT 7-16	New Kitchens	1460		0				
	Replace Boilers	1460		25,000				
	504 Compliance—2 units	1460		0				
Conn. Commons/ SheridenMews	New Fence	1460		0				
Scattered Sites	New Windows	1460		0				
7-18	Install Vinyl Siding	1460		0				
	Roof Replacement	1460		0				
	Boiler Replacement	1460		0				

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

PHA Name: Housing Authority of the City of Stamford	Grant Type and Number Capital Fund Program No: CT 26P007-501-03 Replacement Housing Factor No:	Federal FY of Grant: 2003
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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	
CT 7-1	6/30/05			6/30/07			
CT 7-2	6/30/05			6/30/07			
CT 7-3	6/30/05			6/30/07			
CT 7-4/8	6/30/05			6/30/07			
CT 7-5	6/30/05			6/30/07			
CT 7-7	6/30/05			6/30/07			
CT 7-9	6/30/05			6/30/07			
CT 7-11	6/30/05			6/30/07			
CT 7-16	6/30/05			6/30/07			
CT 7-17	6/30/05			6/30/07			
CT 7-18	6/30/05			6/30/07			
HA WIDE	6/30/05			6/30/07			

Annual Statement/Performance and Evaluation Report

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

PHA Name: STAMFORD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R007 501-00	Federal FY of Grant: Replacement Housing Factor 2000
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
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	100,455	100,455
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	100,455	100,455	100,455	100,455
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

PHA Name: STAMFORD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT 26R007 501 01	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: 12/31/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
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	121,943	121,943
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	121,943	121,943	121,943	121,943
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

PHA Name: STAMFORD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R007 501 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: 12/31/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
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	118,117	118,117
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	118,117	118,117	118,117	118,117
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

PHA Name: STAMFORD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R007 501 03	Federal FY of Grant: Replacement Housing Factor 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				
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	14,307			
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	14,307			
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 targeted 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 identify opportunities, representatives of the Authority 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, nonprofit 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 homeownership 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 completed its search for a new Deputy Director who assumed her duties fully in March of 2004. With this key position filled the Authority may now fully implement its program to improve customer service. Department heads report to the Deputy Director who reports to the Executive Director.**
- **The Authority has completed a *top to bottom* reorganization of its central office functions that has streamlined operations and improved performance in such departments as admissions, management information systems (MIS), Section 8 and property management. It has created and/or filled several key positions including a full time personnel consultant, receptionist, administrative and Section 8 clerks, a data processing coordinator, property manager and accountant.**
- **The Authority has implemented a progressive organizational model focusing on quality assurance. The model consists of a management-by-objectives (MBO) program, merit program and quarterly coaching administered by a personnel professional. It has also introduced staff development training aimed at RIM and QWHRA compliance and career advancement. The staff continues to streamline operations through its PITT (Process Innovation Through Teams) committees.**
- **The Authority has taken its first steps in updating and revising the Five Year Plan component of the Housing Agency Plan. Over the next months, the Executive Office, Senior Staff and Commissioners will be engaged in a planning process that will result in renewed and clarified objectives for the medium and long term.**

- **The Authority has substantially completed the purchase and implementation of a new MIS system. Staff has been trained on the new system. Over the next year the Authority will continue to access and harness the new features of the system resulting in improved internal reporting and tracking.**
- **The Authority has been in discussion with the City of Stamford regarding land parcels around Stamford Manor. A potential exchange of land would enhance resident parking and assist the City in its plans to implement the Mill River Corridor Greenway and Park.**
- **The Authority has completed the preliminary design of its new Taylor Street development. This property, which was acquired using Replacement Housing Factor (RHF) funds, represents the first step of a larger set of redevelopment efforts of the City's Westside involving the Authority.**
- **The Authority has convened an inter-agency consortium of municipal housing authorities in Connecticut to focus on issues of mutual concern. The "Big 10" Housing Authorities meet monthly to tackle such matters as asset management in the state housing program, ongoing relationships with CHFA, DECD and HUD, lobbying for federal funding levels, protecting the Section 8 program and other issues of interest to larger housing authorities. The group consists of representatives of the Bridgeport, Greenwich, Norwalk, Danbury, Waterbury, Ansonia, New Haven, Hartford, and Hartford housing authorities.**
- **Through its Executive Director, a past president of MARC NAHRO, the Authority has spoken out on critical national issues effecting housing funding and policy development. The Authority sponsored an appearance by Congressman Christopher Shays (4th District-Connecticut) at its annual Legislative Breakfast and continues to build its relationships with the Congressman and Senators' Dodd and Lieberman.**

- **The Authority has continued its redevelopment efforts at Southfield Village, a HOPE VI revitalization site, and is into the final phase of the redevelopment plan. This has included commencing Phase III demolition, preparing the financing Term Sheet for Phase III and completing construction on Phase II. Phases I and II are fully occupied.**
- **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 HOPE VI Application was submitted to the US Department of Housing and Urban Development in January of 2004.**
- **The Authority has developed plans to revitalize its existing federally and state assisted complexes by creating mixed-income communities to replace existing economically segregated housing. These revitalization efforts will enable the Authority to disburse rental housing and homeownership opportunities throughout neighborhoods and regions of the city. The Authority will continue to work with all local stakeholders to accomplish this goal by employing a community based planning process.**
- **The Section 8 Program remains a valuable but challenging resource to use in Stamford with its high market rent. The Authority has achieved and continues to maintain 100% utilization of its authority under the Program. Maximum Section 8 utilization has been achieved 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 Authority has been rated as a “high-performer” under SEMAP, a much-improved score over the previous year.**
- **The Stamford Housing Authority has been in active negotiations during FY2003 with three non-profit housing providers concerning potential development partnerships, acquisition and fee-for-services agreements. If implemented,**

the Authority will serve as the sponsor, financier, construction manager, asset manager, property manager and/or developer for new supportive housing and family rental developments.

- **The Authority is taking initial steps to close out its Southfield Village HOPE VI Home-ownership program. It has established and trained a pool of 200 potential homeowners. The Authority has closed on 17 purchases to date.**
- **Efforts continue under the funding provided by the 2001 ROSS Grants. These include several initiatives covering the range from computer training, vocational education and credit counseling to driver education, capacity building and conflict resolution.**
- **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.**
- **A single point of entry system has been designed for Clinton Manor, which will work in conjunction with a resident concierge program. Meetings have taken place with the residents to implement this system. An architect has been retained to implement a similar single point of entry system for Stamford Manor along with a parking system as part of the security. The extent of resident training will be subject to budget limitations.**
- **The Authority has designed a Section 8 Project-based Assistance Program and has issued first RFP.**
- **The Executive Director has continued a series of resident association/community meetings 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 nation-wide.

- **The Authority maintained an occupancy level in excess of 97% in its Low Income Public Housing Program and anticipates a high PHAS score.**
- **The Authority has implemented a curb appeal program at its properties consisting of attractive security fencing, flowers, painting of buildings, parking improvements, entrance improvements, wood fencing and building canopies. These improvements will help the SHA to market its properties, create community pride and change prevailing attitudes toward public housing. The Authority will be managing private, market rate units and should be projecting a physically improved image along with management improvements, which include enhanced customer service.**

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

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” preferences fails to qualify for the program, the applicant households will have their status revised to be treated as 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 along side the existing preference 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 preference 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 for 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 April 1, 2003 through March 31, 2004.

	Total	Finder/ Keepers	%	Leasing in Place (*)	%
Black	29	18	62%	11 (2)	38%
Hispanic	13	9	69%	4 (0)	31%
White	5	4	80%	1 (0)	20%
Other	1	0	0%	1 (0)	100%
Total	48	31	64.6	17 (2)	35.4

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