

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

PUBLIC HEARING DRAFT

Housing Authority of the City of Stamford

Year 5 PHA Plan

5-Year Plan for Fiscal Years 2006 - 2010
Annual Plan for Fiscal Year 2006

File “CT007v01”

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Stamford

PHA Number: CT-07

PHA Fiscal Year Beginning: 07/2006

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 2006 - 2010
[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.

Housing Authority of the City of Stamford

Major Agency Goals & Objectives

Five Year Rolling Plan

A) Diversify the Housing Portfolio of the agency in terms of types of funding and financing sources; types of housing (family, elderly & supportive); and range of incomes served.

Short Term (12 to 24 months)

1. Initiate Fairfield HOPE VI Phases II
2. Initiate Vidal Court predevelopment process
3. Identify and Initiate Master Planning for next major state assisted housing redevelopment project
4. Identify at least one provider of service enriched housing for individuals with disabilities interested in partnering to produce or convert units up to 35 units under the Governor's supportive housing development initiative.
5. Identify and acquire/option a parcel suitable for development of mid-rise general occupancy housing.
6. Consider recapitalization options for one or more development under the requirements of 24 CFR 9

Medium Term (25 to 48 months)

1. Complete Fairfield HOPE VI Phases I and initiate Phase III
2. Continue Vidal Court redevelopment process
3. Identify and Initiate Master Planning for an 80/20 tax free bond financed project
4. Identify a second service enriched housing project of up to 25 units.
5. Identify existing multi-family housing development suitable for acquisition

Long Term (49+ months)

1. Research available expiring use properties in Stamford and/or acquire an expiring LIHTC, 221(d), 236 development or other development.

B) Refine program administration in a manner that sustains full regulatory compliance and improves customer service.

Short Term (12 to 24 months)

1. Complete revisions and updates to the ACOP and Section 8 Administrative Plan to respond to current HUD program changes and new administrative priorities.
2. Design and implement new resident orientation program using a combination of video and live person presentations that reflects the agency's Family First Program goals.
3. Review administrative procedures for verification of income and program eligibility determinations to identify improvements to tracking systems for meeting third party verification requirements.
4. Develop accessible communication policy and procedures to address both Section 504 and Limited English Proficiency requirements. Train staff on their role and proper practices.
5. Design and implement a Resident Handbook that explains lease requirements, house rules & procedures, and community service requirements.
6. Modify existing rent collection procedures to better balance customer service with the essential function of collecting rents.

Medium Term (25 to 48 months)

1. Design and implement a web portal that provides information to the general public, vendors seeking procurement opportunities, and program participants. Determine if this web portal can provide site-based staff with secure access to other IT modules.
2. Develop IT capacity to provide information on waiting list status via the internet.
3. Update Quality Control Plan and assessment standards.

Long Term (49+ months)

None

C) Improve internal reporting systems to provide accurate and timely vital statistics on HACS operational activities.

Short Term (12 to 24 months)

1. Design and implement a formal internal reporting system that provides for information required for reporting out of basic program-related performance criteria (Phase I)
2. Design and implement tracking system that can report customer/staff contacts and provides a breakout of contacts in major categories.
3. Upgrade existing accounting systems to support project based budgeting and other HUD asset management requirements and initiatives.

Medium Term (25 to 48 months)

1. Develop a more advanced internal reporting system that builds on Phase I and integrates operational information with financial information to establish cost efficiency benchmark. Incorporate tracking of Quality Control activities to provide senior staff with operational information on recertification error rates and administrative weaknesses.(Phase II)

Long Term (49+ months)

1. Institute internal process for annual assessment of internal reporting needs and the best means (lowest staff effort required but with highest quality of data) to capture data including increased role for program participants to use online data entry to provide information on household composition, income verification and rent determination information.

D) Improve customer service through more effective use of technology.

Short Term (12 to 24 months)

1. Continue to provide staff training and exposure to the full functionality of the current IT and related information management systems.
2. Assess technology improvements for site offices including such items as Voice Over Internet Protocol (VOIP).

Medium Term (25 to 48 months)

1. Investigate options for use of digital image archiving of centralized program participant files that can be accessed at site offices.
2. Talk to local cable provider about the possibility of the HACS becoming a "wholesaler" of cable access. This means that the Authority will purchase for resale development-wide access to cable and cable based internet access.
3. Seek resources to install and fund internet access in each development and donations of old computers that can be distributed to resident household to reduce the "digital gap". Given the eventual objective of goal of fully "wired" developments, seek donations of cable modems and WIFI cards that can be made available to residents.

Long Term (49+ months)

1. Conduct assessment of the effectiveness of the installed systems to identify next steps and upgrade alternatives.

E) Transition to a site-based management paradigm that includes the use of full use project-based budgets, site-based waiting lists and site-based offices

Short Term (12 to 24 months)

1. Develop "transition plan" to address new HUD requirements for asset management tied to the new operating subsidy system.
2. Develop cost allocation and recovery methodology to support HUD requirements.
3. Define "cost centers" and revise chart of accounts to support cost center accounting including overhead factor.
4. Prepare initial projected-based budgets for each cost center to be used as training and learning tools for two budget cycles
5. Provide training to staff on budget management and fiscal accountability requirements.

Medium Term (25 to 48 months)

1. Formalize an annual budget & operational planning process that works with project-based budgets. This process will be intended to take individual property needs and coordinate them at the portfolio level.
2. Review staffing patterns and organizational model for public housing to determine if increased assignment of operational functions to the site level and away from the central office is feasible.
3. Update development physical needs assessment and projections of short and long term capital needs.

Long Term (49+ months)

1. Implement annual review process to assess financial and operational condition at each development. Make determination if specific development could be candidates for refinancing/redevelopment outside of the public housing program.

F) Maintain security and public safety systems at the highest levels permitted by available funding

Short Term (12 to 24 months)

1. Determine feasibility of expanding use of surveillance technology in the portfolio and develop long range plan to increase reliance on technology and reduce reliance on human resources.

Medium Term (25 to 48 months)

1. Expand community policing pilot programs to all developments as the City makes resources available.

Long Term (49+ months)

1. Evaluate effectiveness of security technology versus human resources.

G) Expand Home-ownership Program

Short Term (12 to 24 months)

1. Develop marketing program concerning Family Self-Sufficiency Program and agency identified enhancement for use of escrow accounts for home down payment.
2. Identify sources of home-ownership "product" that include both agency developed product and third party product both within Stamford and in the surrounding communities.
3. Begin outreach, screening and homeownership counseling initiative through Fairfield Court HOPE VI program to create a pool of eligible homebuyers.
4. Market HOPE VI newly constructed units and down-payment assistance funding. Close on a total of 30 units

Medium Term (25 to 48 months)

1. Continue homeownership counseling program and commence post-purchase follow up.
2. Close on 86 down payment assistance loans.
3. Obtain additional sources of down-payment assistance loans and capital financing for additional units

Long Term (49+ months)

1. Continue program with an average closing rate of one home per month.

Annual PHA Plan
PHA Fiscal Year 2006
[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 C

Annual Plan Table of Contents

Annual Plan

1. Table of Contents	r	2
2. Financial Resources		13
3. Policies on Eligibility, Selection and Admissions		14
4. Rent Determination Policies		24
5. Operations and Management Policies		29
6. Grievance Procedures		31
7. Capital Improvement Needs		32
8. Demolition and Disposition		35
9. Designation of Housing		36
10. Conversions of Public Housing		38
11. Homeownership		40
12. Community Service Programs		42
13. Crime and Safety		45
14. Pets		47
15. Civil Rights Certifications (included with PHA Plan Certifications)		48
16. Audit		49
17. Asset Management		50
18. Other Information		51

Attachments

Required Attachments:

- Admissions Policy for Deconcentration (**NOT APPLICABLE**)
- FY 2006 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 2005 Capital Fund Program 5 Year Action Plan (Attachment A)
Performance & Evaluation Reports for 2002, 2003a & 2003b, 2004, 2005

(Attachment B)

Statement of Progress meeting 5-Year Plan Mission and Goals (Attachment C)

Statistical Summary of "Leasing in Place" Preference (Attachment D)

RAB Comments with HACS Responses (Attachment E)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan 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: PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 Quality Housing and Work Responsibility Act, Initial Guidance ; Notice and any further HUD guidance) and 1. 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
X	Public housing management and maintenance policy documents, including policies for the prevention or	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	eradication of pest infestation (including cockroach infestation).	
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	Location
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 3/05)			
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	780		< 10%
Extremely low income <=30% AMI	630	81%	
Very low income (>30% but <=50% AMI)	140	18%	
Low income (>50% but <80% AMI)	9	2%	
Families with children	427	55%	
Elderly families	85	11%	
Families with Disabilities	22	1%	
White	318	41%	
Afro-American	440	57%	
Hispanic	151	20%	
Asian/Islanders	4	1%	
Other	0	0%	
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)? 29 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 (as of 3/05)

Waiting list type: (select one)

Section 8 Moderate Rehab

Public Housing

Combined Section 8 and Public Housing

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	18		< 10%
Extremely low income <=30% AMI	17	94%	
Very low income (>30% but <=50% AMI)	1	6%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	0	0%	
Elderly families	1	6%	
Families with Disabilities	4	22%	
White	1	6%	
Afro-American	8	44%	
Hispanic	6	33%	
Asian	1	6%	

Is the waiting list closed (select one)? **No** Yes

If yes:

How long has it been closed (# of months)? **N/A**

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No 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	46		<1%
Extremely low income <=30% AMI	46	100%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	0	0%	
Elderly families	0	0%	
Families with Disabilities	7	16%	
White	11	24%	
Afro-American	17	37%	
Hispanic	13	29%	
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)? N/A			
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	428		< 10%
Extremely low income <=30% AMI	386	91%	
Very low income (>30% but <=50% AMI)	36	9%	
Low income (>50% but <80% AMI)	5	2%	
Families with children	195	46%	
Elderly families	72	17%	
Families with Disabilities	105	25%	
White	110	26%	
Afro-American	237	56%	
Hispanic	100	24%	
Asian/Pacific Island	2	1%	
Other	0	0%	
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:

- 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:

- 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):**

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

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

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

- 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

- 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:

- 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:

- 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:

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

Strategy 2: Conduct activities to affirmatively further fair housing

- 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.

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 2006 grants)		
a) Public Housing Operating Fund	\$ 2,271,630	
b) Public Housing Capital Fund	\$ 1,128,178	
c) HOPE VI Revitalization (Southwood)	\$ 119,962	
d) HOPE VI Revitalization (Fairfield)	\$17,032,913	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$17,544,372	
f) Resident Opportunity and Self- Sufficiency Grants	\$ 0	
g) Community Development Block Grant	\$ 281,000	Elevators & Security Measures
h) HOME	\$ 0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only)		
Capital Fund 2003a	\$ 417,021	Mod/Operations
Capital Fund 2003b	\$ 135,647	Mod/Operations
Capital Fund 2004	\$ 868,332	Mod/Operations
Capital Fund 2005	\$ 946,087	Mod/Operations
3. Public Housing Dwelling Rental Income		
Rent Roll & Fees	\$ 1,927,174	Operating Expenses
4. Other income		
5. Non-federal sources		
Moderate Rent (State Program)	\$ 4,512,125	Operating Expenses
State Elderly	\$ 194,174	Operating Expenses
State Congregate	\$ 493,617	Operating Expenses
Total resources	\$47,872,232	

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 due to programmatic restrictions.</u>	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 & Charge-backs
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 A.**
- 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 A**

-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 7-01
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**

1. Development name: Fairfield Court
2. Development (project) number: CT 7-03
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:

- 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:

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:	3/15/06
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, 2006 b. Projected end date of activity: December 31, 2006

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 has 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 and it is anticipated will be implemented sometime during the first two quarters of FY 2006

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 AND ITS INCORPORATED IN THE ACOP.

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? **TWO**

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 CT007e01
 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.

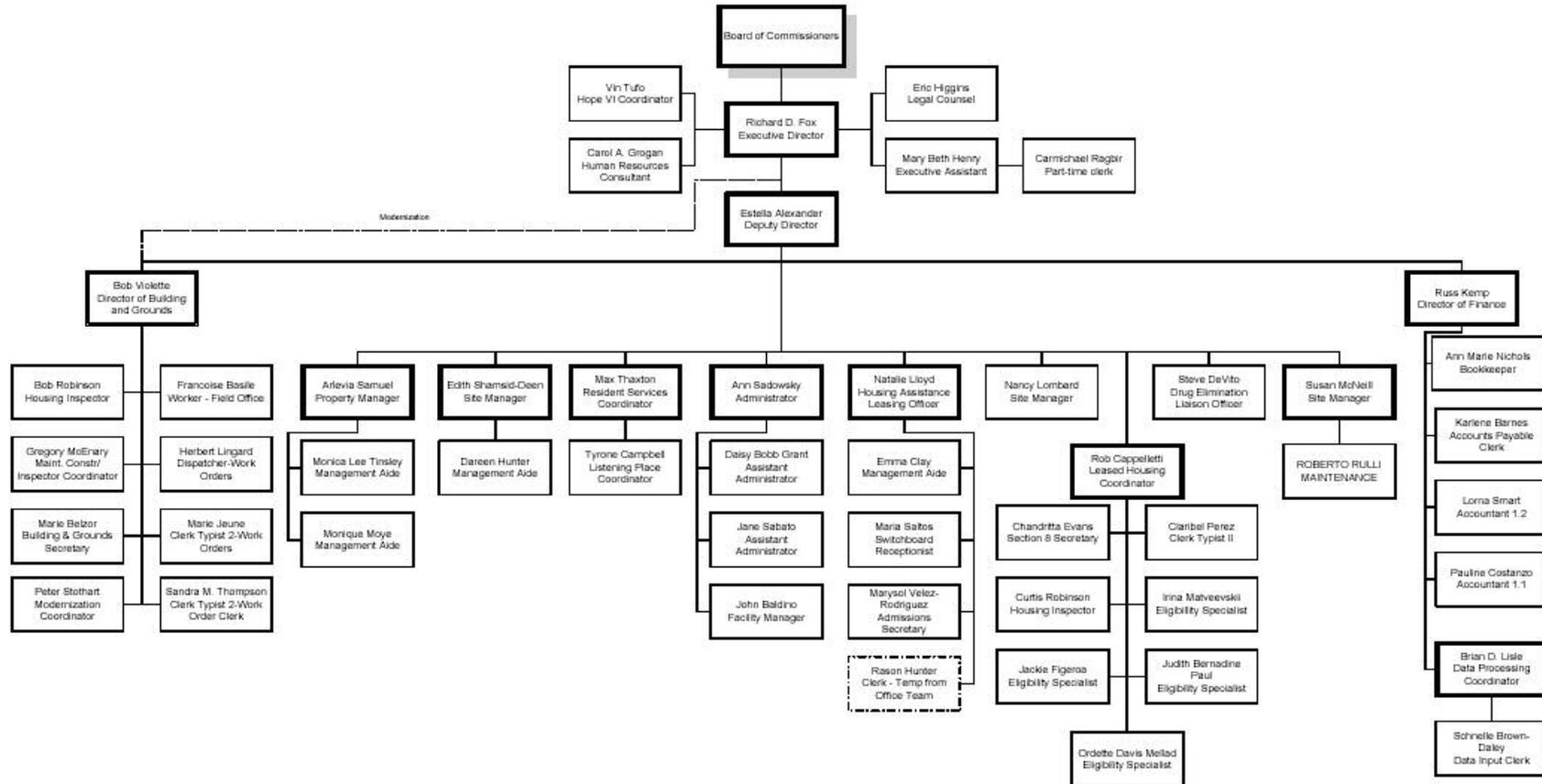
The Housing Authority of the City of Stamford considers a major change in the content of the HAP for the fiscal year starting 7/1/06 to consist of one or more the following:

1. Implementation of program incentives to increase the number of working households in the program.
2. A decision to submit a major application such as a Demolition/Disposition Application.
3. 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 2006.

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.
5. Changes in the Capital Plan.

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
Fleming	Erika	1 Lawn Ave #A-4	Stamford	CT	06902	353-0188
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
Mayer	Darryl	26 Main St #10A	Stamford	CT	06902	978-1945
Brown	Yolanda	162 Ursula Pl #1	Stamford	CT	06902	357-1871
McLeod	Bernest	11 Fairfield Ave#55	Stamford	CT	06902	964-9254
Mikel	Blondyne	36 Southwood Dr#1	Stamford	CT	06902	569-3802
Hunter	Donald	39 Sheridan Street	Stamford	CT	06902	274-5433

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-P007-501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
---	---	-------------------------------------

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	225,635			
3	1408 Management Improvements	225,635			
4	1410 Administration	112,817			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	512,000			
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	22,091			
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,128,178			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	50,000			
24	Amount of line 21 Related to Security – Soft Costs	120,000			
25	Amount of Line 21 Related to Security – Hard Costs	40,000			
26	Amount of line 21 Related to Energy Conservation Measures	65,000			

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

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
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	
Southwood Sq. CT 7-1	Misc. Items	1460		0				
Southwood Sq. North CT 7-2	Misc. Items	1460		0				
Fairfield Court CT 7-3	Roof Replacement	1460		0				
Stamford Manor CT 7-4/8	Entrance lobby	1460		40,000				
	Elevator	1460		125,000				
	504 handicap accessibility	1460		30,000				
	Roof Replacement	1460		40,000				
	Begin Brick Repair	1460		35,000				
	Sprinkler line replacement	1460		10,000				
Quintard Manor CT 7-5	504 handicap accessibility	1460		20,000				
	Elevator	1460		7,000				
Conn. Ave. CT 7-9	Roof Replacement	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: STAMFORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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	
HA-Wide	MANAGEMENT IMPROVEMENTS	1408						
	Security Service - Elderly			120,000				
	Modernization Construction Specialist			55,000				
	Tenant Liaison			30,000				
	Computer Software			20,635				
HA-Wide	ADMINISTRATION	1410						
	Modernization -- Salaries			112,817				
HA-Wide	FEES & COSTS	1430						
	Architect & Engineer Fees			30,000				

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

PHA Name: Housing Authority of the City of Stamford			Grant Type and Number Capital Fund Program No: CT 26P007-501-06 Replacement Housing Factor No:			Federal FY of Grant: 2006	
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	9/30/08			9/30/10			
CT 7-2	9/30/08			9/30/10			
CT 7-3	9/30/08			9/30/10			
CT 7-4/8	9/30/08			9/30/10			
CT 7-5	9/30/08			9/30/10			
CT 7-7	9/30/08			9/30/10			
CT 7-9	9/30/08			9/30/10			
CT 7-11	9/30/08			9/30/10			
CT 7-16	9/30/08			9/30/10			
CT 7-17	9/30/08			9/30/10			
CT 7-18	9/30/08			9/30/10			
HA WIDE	9/30/08			9/30/10			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		Housing Authority of the City of Stamford			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Name & # OR HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY:	Work Statement for Year 3 FFY Grant: 2008 PHA FY:	Work Statement for Year 4 FFY Grant: 2009 PHA FY:	Work Statement for Year 5 FFY Grant: 2010 PHA FY:	
	Annual Statement					
Southwood Sq. CT 7-1		-0-	-0-	-0-	-0-	
Southwood Sq. North CT 7-2		-0-	-0-	-0-	-0-	
Fairfield Court CT 7-3		-0-	0	-0-	-0-	
Stamford Manor CT 7-4/8		302,000	387,000	367,000	72,000	

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		Housing Authority of the City of Stamford			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Name & # OR HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY:	Work Statement for Year 3 FFY Grant: 2008 PHA FY:	Work Statement for Year 4 FFY Grant: 2009 PHA FY:	Work Statement for Year 5 FFY Grant: 2010 PHA FY:	
	Annual Statement					
Quintard Manor CT 7-5		0	0	0	60,000	
Lawn Ave. Tnhs. CT 7-7		0	0	0	0	
Conn. Ave. CT 7-9		0	0	0	10,000	
Clinton Manor CT 7-11		115,000	30,000	50,000	225,000	

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name		Housing Authority of the City of Stamford		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Name & # OR HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY:	Work Statement for Year 3 FFY Grant: 2008 PHA FY:	Work Statement for Year 4 FFY Grant: 2009 PHA FY:	Work Statement for Year 5 FFY Grant: 2010 PHA FY:
	Annual Statement				
Ursula Park Tnhs. CT 7-16		0	0	0	50,000
Conn.Common/ Sheriden Mew CT7-17		-0-	-0-	-0-	0
Scattered Sites CT 7-18		0	0	-0-	0
Elderly Dev. CT 7-4/8,7-5,7-11		95,000	95,000	95,000	95,000
HA Wide		564,087	564,087	564,087	564,087
Fees & Costs		30,000	30,000	30,000	30,000
Relocation/Contingency		22,091	22,091	22,091	22,091
CFP Funds listed for 5 year planning		1,128,178	1,128,178	1,128,178	1,128,178

**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: 2007 PHA FY:			Activities for Year: <u> 3 </u> FFY Grant: 2008 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statemt	Southwood Sq. CT 7-1	Misc. Items	-0-	Southwood Sq. CT 7-1	Misc. Items	-0-
	Southwood Sq. North CT 7-2	Misc. Items	-0-	Southwood Sq. North CT 7-2	Misc. Items	-0-
	Fairfield Court CT 7-3	Roof Replacement	-0-	Fairfield Court CT 7-3	Roof Replacement Repair Heat & Hot Water Lines	-0-
	Stamford Manor CT 7-4/8	Entrance Lobby Elevator Handicap Accessibility Sprinkler Line Replacement Brick Repair Roof Replacement	0 0 42,000 25,000 140,000 95,000	Stamford Manor CT 7-4/8	Handicap Accessibility Repair Exterior Brick Upgrade Bathrooms Electric Water Heaters Flexi wall on concrete block wall Sprinkler line Replacement	60,000 290,000 0 0 0 37,000
	Quintard Manor CT 7-5	Handicap Accessibility Elevator Bathroom Replacement	0 0 -0-	Quintard Manor CT 7-5	Handicap Accessibility Window Replacement	0 -0-
	Lawn Ave. Twns. CT 7-7	Bathroom Plumbing Upgrade	-0-	Lawn Ave. Twnhs. CT 7-7	Bathroom Plumbing Upgrade	-0-
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: 2009 PHA FY:			Activities for Year: <u> 5 </u> FFY Grant: 2010 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Southwood Sq CT 7-1	Misc. Items	-0-	Southwood Sq. CT 7-1	Misc. Items	-0-
Southwood North CT 7-2	Misc. Items	-0-	Southwood North CT 7-2	Misc. Items	-0-
Fairfield Court CT 7-3	Repair Underground Heat lines Repair Roof	-0- -0-	Fairfield Court CT 7-3	Repair Roof	-0-
Stamford Manor CT 7-4/8	Roof Replacement Repair Exterior Brick Replace Windows Replace water heaters Sprinkler Line Handicap Access	0 327,000 0 0 0 40,000	Stamford Manor CT 7-4/8	Sprinkler Line Exterior Brick Repair Paint Apts. Roof Replacement Window Replacement Handicap Access	47,000 0 0 0 0 25,000
Quintard Manor CT 7-5	Handicap Accessibility Window Replacement Seal Exterior Brick	0 0 0	Quintard Manor CT 7-5	Window Replacement Waterproof Exterior	0 60,000
Lawn Ave. Townhouse CT 7-7	Water Heater Replacement	0	Lawn Ave. Townhouse CT 7-7	Bathroom Plumbing Underground lines	0 0
Total CFP Estimated Cost		\$			\$

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

Activities for Year : _4_			Activities for Year: _5_		
FFY Grant: 2009			FFY Grant: 2010		
PHA FY:			PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Conn. Ave CT 7-9	Roof Replacement	0	Conn. Ave. CT 7-9	New Kitchens	0
				New Windows	10,000
				New Entrance Doors	0
Clinton Manor CT 7-11	Window Replacement	50,000	Clinton Manor CT 7-11	Sliding Door Replacement	00
	Sliding Door Replacement	0		Exterior Siding front & back	85,000
	Paint Apartments	0		Window Replacement	140,000
Ursula Park Townhouses 7-16	Kitchen Replacement	0	Ursula Park Townhouses 7-16	New Siding	0
	Replace Roof	0		New Roof	50,000
	Replace Windows	0		New Bathrooms	0
				New Kitchens	0
Conn. Commons/ Sheriden Mews CT 7-17	Misc. Items	0	Conn. Commons/ Sheriden Mews Ct 7-17	New Kitchens	0
				New Bathrooms	0
Scattered Sites CT 7-18	Boiler replacement	0	Scattered Sites CT 7-18	Boiler Replace	0
	New Kitchens	0			
	Stair Railings	0			
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: 2009 PHA FY:			Activities for Year: <u> 5 </u> FFY Grant: 2010 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Elderly Dev. CT 7-4/8,7-5,7-11	Turnover Work	95,000	Elderly Dev. CT 7-4/8,7-5,7-11	Turnover Work	95,000
Total Construction Cost		512,000	Total Construction Cost		512,000
Operations		225,635	Operations		225,635
Management Improvements		225,635	Management Improvements		225,635
Administration		112,817	Administration		112,817
Fees & Costs		30,000	Fees & Costs		30,000
Non-Dwelling Equip.		-0-	Non-Dwelling Equip.		-0-
Relocation		-0-	Relocation		-0-
Contingency		22,091	Contingency		22,091
Total CFP Estimated Cost		\$ 1,128,178			\$ 1,128,1178

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-P007-501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
---	---	-------------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/05
 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	225,635	225,635	225,635	0
3	1408 Management Improvements	225,635	225,635	225,635	0
4	1410 Administration	112,817	112,817	112,817	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000	15,000		0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	527,000	527,000	382,000	0
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	22,091	22,091		
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,128,178	1,128,178	946,087	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	60,000	60,000		
24	Amount of line 21 Related to Security – Soft Costs	120,000	120,000		
25	Amount of Line 21 Related to Security – Hard Costs	100,000	100,000		
26	Amount of line 21 Related to Energy Conservation Measures	50,000			

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

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
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	
Southwood Sq. CT 7-1	Misc. Items	1460		0				
Southwood Sq. North CT 7-2	Misc. Items	1460		0				
Fairfield Court CT 7-3	Roof Replacement	1460		0				
Stamford Manor CT 7-4/8	Entrance lobby	1460		100,000	100,000	100,000	0	
	Elevator	1460		150,000	100,000			
	504 handicap accessibility	1460		40,000	40,000	40,000	0	
Quintard Manor CT 7-5	Elevator	1460		27,000	27,000	27,000	0	
	504 handicap accessibility	1460		20,000	20,000	20,000	0	
Conn. Ave. CT 7-9	Roof replacement	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-P007-501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
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 CT 7-11	Window Replacement Domestic Water Replace Cooling Tower	1460 1460 1460		15,000 30,000 50,000	15,000 30,000 100,000	100,000	0 0 0	
Ursula Park Townhouses CT 7-16	Paint & Replace Siding	1460		0				
Elderly Dev. CT 7-4/8, 7-5, 7-11	Turnover, Replace Floor, Closet Doors, Windows, Paint, Sinks	1460		95,000	95,000	95,000	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-P007-501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
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	
HA-Wide	MANAGEMENT IMPROVEMENTS	1408						
	Security Service - Elderly			120,000	120,000	120,000	0	
	Modernization Construction Specialist			55,000	55,000	55,000	0	
	Tenant Liaison			30,000	30,000	30,000	0	
	Computer Software			20,635	20,635	20,635	0	
HA-Wide	ADMINISTRATION	1410						
	Modernization -- Salaries			112,817	112,817	112,817	0	
HA-Wide	FEES & COSTS	1430						
	Architect & Engineer Fees			15,000	15,000		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 26P007-501-05 Replacement Housing Factor No:			Federal FY of Grant: 2005	
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	9/30/07	9/30/07		9/30/09	9/30/09		
CT 7-2	9/30/07	9/30/07		9/30/09	9/30/09		
CT 7-3	9/30/07	9/30/07		9/30/09	9/30/09		
CT 7-4/8	9/30/07	9/30/07		9/30/09	9/30/09		
CT 7-5	9/30/07	9/30/07		9/30/09	9/30/09		
CT 7-7	9/30/07	9/30/07		9/30/09	9/30/09		
CT 7-9	9/30/07	9/30/07		9/30/09	9/30/09		
CT 7-11	9/30/07	9/30/07		9/30/09	9/30/09		
CT 7-16	9/30/07	9/30/07		9/30/09	9/30/09		
CT 7-17	9/30/07	9/30/07		9/30/09	9/30/09		
CT 7-18	9/30/07	9/30/07		9/30/09	9/30/09		
HA WIDE	9/30/07	9/30/07		9/30/09	9/30/09		

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
---	---	-------------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/05
 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	119,447	119,447	119,447	2,448
3	1408 Management Improvements	238,894	238,894	238,894	57,649.36
4	1410 Administration	119,447	119,447	119,447	51,773.81
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	113,769	113,769	113,769	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	539,311	539,311	489,311	0
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	63,609	63,609	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,194,477	1,194,477	868,332	111,871.17
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	Underground Utility	1450		0				
CT 7-1	Ground Contamination	1450		0				
Southfield Village	Underground Utility	1450		0	0			
North CT 7-2	Ground Contamination	1450		0	0			
Fairfield Court	Kitchen & Bathroom Replc.	1460		0	0			
CT 7-3	Window Replacement	1460		0	0			
	Main Entrance Door Replacement	1460		0	0			
	504 Compliance	1460		0	0			
	Unit Electrical Upgrade	1460		0	0			
	Roof Replacement	1460		0	0			
	Hot Water Tank Replacement	1460		0	0			
Stamford Manor	1 st Floor Entrance	1460		200,000	315,000	315,000	0	In Progress
CT 7-4/8	504 Compliance	1460		20,000	20,000	20,000	0	
	Plumbing Upgrade	1460		0	0	0	0	
	Begin- Electric Water Heaters	1460		0	0	0	0	
	Begin- Install AC Sleeves	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-P007-501-04 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	0	0		
CT 7-4/8	New Kitchens	1460		0	0	0		
(cont.)	Sprinkler Couplings	1460		0	0	0		
	Elevator	1460		0	0	0		
Quintard Manor	Lintel Repair	1460		197,328	39,518	39,518	0	In progress
CT 7-5	504 Compliance	1460		30,000	30,000	30,000	0	
	Compactor Replacement	1460		0	0			
	Elevator Upgrade	1460		10,000	10,000	10,000	0	In Progress
Lawn Ave.	New Kitchens (5)	1460		0	0	0		
Twnhs. CT 7-7	Bathrooms- Plumbing Upgrade	1460		0	0	0		
	504 Compliance—2 Units	1460		20,000	20,000	20,000	0	
	AC Sleeves (20)	1460		0	0	0		
	New Water Heater	1460		0	0	0		
Conn. Ave.	Replace Boiler & Tank	1460		0	0	0	0	
CT 7-9	Roof Replacement	1460		0	0	0	0	
	Install AC Sleeves (12)	1460		0	0	0	0	
	504 Compliance—2 Units	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-P007-501-04 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 CT 7-11	Main Entrance and Waiting Area	1460		1,983	1,983	1,983	0	
	Reface Building Exterior	1460		0	0	0	0	
	AC Sleeves (44)	1460		0	0	0	0	
	Compactor Replacement	1460		0	0	0	0	
	Bathroom Replacement	1460		0	0	0	0	
	Boiler Replacement	1460		50,000	50,000	0	0	
	Elevator Doors & Jambs	1460		0	0	0	0	
	New Generator	1460		10,000	52,810	52,810	0	In progress
Ursula Park Twnhs. CT 7-16	Siding & Windows	1460		0	0	0	0	
	New Kitchens	1460		0	0	0	0	
	Replace Boilers	1460		0	0	0	0	
	504 Compliance—2 units	1460		0	0	0	0	
Conn. Commons/ SheridenMews	New Fence	1460		0	0	0	0	
Scattered Sites 7-18	New Windows	1460		0	0	0	0	
	Install Vinyl Siding	1460		0	0	0	0	
	Roof Replacement	1460		0	0	0	0	
	Boiler Replacement	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-P007-501-04 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	
HA-Wide	MANAGEMENT IMPROVEMENTS	1408						
	Security Service - Elderly			100,000	100,000	100,000	27,423.54	
	Modernization Construction Specialist			55,000	55,000	55,000	20,834.30	
	Tenant Liazon			30,000	30,000	30,000	9,391.52	
	Computer Software			50,000	50,000	50,000		
	After School Computer Training			3,894	3,894	3,894		
HA-Wide	ADMINISTRATION	1410						
	Modernization -- Salaries			113,764	113,764	113,764	51,773.81	
HA-Wide	FEES & COSTS	1430						
	Architect & Engineer Fees			70,000	70,000	70,000		
	Capital Planning			43,769	43,769	43,769		

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	
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	9/30/06		9/30/08	9/30/08		
CT 7-2	9/30/06	9/30/06		9/30/08	9/30/08		
CT 7-3	9/30/06	9/30/06		9/30/08	9/30/08		
CT 7-4/8	9/30/06	9/30/06		9/30/08	9/30/08		
CT 7-5	9/30/06	9/30/06		9/30/08	9/30/08		
CT 7-7	9/30/06	9/30/06		9/30/08	9/30/08		
CT 7-9	9/30/06	9/30/06		9/30/08	9/30/08		
CT 7-11	9/30/06	9/30/06		9/30/08	9/30/08		
CT 7-16	9/30/06	9/30/06		9/30/08	9/30/08		
CT 7-17	9/30/06	9/30/06		9/30/08	9/30/08		
CT 7-18	9/30/06	9/30/06		9/30/08	9/30/08		
HA WIDE	9/30/06	9/30/06		9/30/08	9/30/08		

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
---	---	-------------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 3)

Performance and Evaluation Report for Period Ending: 12/31/05
 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	223,882	223,882	223,390.34
3	1408 Management Improvements	223,882	223,882	223,882	223,882
4	1410 Administration	119,972	119,972	119,972	119,972
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	195,000	195,000	195,000	87,449.23
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	305,000	349,171	349,171	47,700
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	7,507	7,507	7,507	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	44,171	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,119,414	1,119,414	1,119,414	702,393.57
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	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		0	0	0	0	
	Main Entrance Door Replacement	1460		0	0	0	0	
	504 Compliance	1460		0	0	0	0	
	Unit Electrical Upgrade	1460		0	0	0	0	
	Roof Replacement	1460		0	0	0	0	
	Hot Water Tank Replacement	1460		0	0	0	0	
Stamford Manor	1 st Floor Entrance	1460		180,000	224,171	224,171	0	In Progress
CT 7-4/8	504 Compliance	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		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	0	0	0	
CT 7-4/8	New Kitchens	1460		0	0	0	0	
(cont.)	Sprinkler Couplings	1460		0	0	0	0	
Quintard Manor	Bathroom Replacement	1460		0	0	0	0	
CT 7-5	504 Compliance	1460		0	0	0	0	
	Compactor Replacement	1460		0	0	0	0	
	Elevator Upgrade	1460		79,000	77,300	77,300	0	In Progress
Lawn Ave.	New Kitchens (5)	1460		0	0	0	0	
Twnhs. CT 7-7	Bathrooms- Plumbing Upgrade	1460		0	0	0	0	
	504 Compliance—2 Units	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		25,000	26,700	26,700	26,700	complete
CT 7-9	Roof Replacement	1460		0	0	0	0	
	Install AC Sleeves (12)	1460		0	0	0	0	
	504 Compliance—2 Units	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-P007-501-03 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		0	0	0	0	
CT 7-11	Reface Building Exterior	1460		0	0	0	0	
	AC Sleeves (44)	1460		0	0	0	0	
	Compactor Replacement	1460		0	0	0	0	
	Bathroom Replacement	1460		0	0	0	0	
	Boiler Replacement	1460		0	0	0	0	
	Elevator Doors & Jambs	1460		0	0	0	0	
	New Generator	1460		21,000	21,000	21,000	21,000	In progress
Ursula Park	AC Sleeves	1460		0	0	0	0	
Twnhs. CT 7-16	New Kitchens	1460		0	0	0	0	
	Replace Boilers	1460		0	0	0	0	
	504 Compliance—2 units	1460		0	0	0	0	
Conn. Commons/ SheridenMews	New Fence	1460		0	0	0	0	
Scattered Sites	New Windows	1460		0	0	0	0	
7-18	Install Vinyl Siding	1460		0	0	0	0	
	Roof Replacement	1460		0	0	0	0	
	Boiler Replacement	1460		0	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 26P007-501-03 Replacement Housing Factor No:			Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CT 7-1	6/30/05	6/30/05		6/30/07	6/30/07		
CT 7-2	6/30/05	6/30/05		6/30/07	6/30/07		
CT 7-3	6/30/05	6/30/05		6/30/07	6/30/07		
CT 7-4/8	6/30/05	6/30/05		6/30/07	6/30/07		
CT 7-5	6/30/05	6/30/05		6/30/07	6/30/07		
CT 7-7	6/30/05	6/30/05		6/30/07	6/30/07		
CT 7-9	6/30/05	6/30/05		6/30/07	6/30/07		
CT 7-11	6/30/05	6/30/05		6/30/07	6/30/07		
CT 7-16	6/30/05	6/30/05		6/30/07	6/30/07		
CT 7-17	6/30/05	6/30/05		6/30/07	6/30/07		
CT 7-18	6/30/05	6/30/05		6/30/07	6/30/07		
HA WIDE	6/30/05	6/30/05		6/30/07	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-P007502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
---	--	-------------------------------------

<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/05	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	51,160	51,160	51,160	43,412.73
3	1408 Management Improvements	51,160	51,160	51,160	51,160
4	1410 Administration	25,580	25,580	25,580	25,579.99
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7,680	7,680	7,680	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	120,220	120,220	120,220	0
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				
21	Amount of Annual Grant: (sum of lines 2 – 20)	255,800	255,800	255,800	120,152.72
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	120,220	120,220		
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: 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
---	---	-------------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 4)
 Performance and Evaluation Report for Period Ending: 12/31/05
 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	288,368	288,368	288,368	288,368
3	1408 Management Improvements	288,368	288,368	288,368	288,284.43
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	189,510.25
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	413,598	413,598	413,598	324,305.88
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	117,323	117,323	117,323	43,510.87
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	70,000	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,441,841	1,441,841	1,441,841	1,278,163.43
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: 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		0	0	0	0	
	Main Entrance Door Replacement	1460		0	0	0	0	
	Interior Plumbing	1460		0	0	0	0	
	Unit Electrical Upgrade	1460		0	0	0	0	
	Emergency Roof Replacement	1460		133,207.98	133,207.98	133,207.98	133,207.98	complete
	Hot Water Tank Replacement	1460		0	0	0	0	
	Replace Damaged Boiler Sections	1460		0	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		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	
Stamford Manor	Compactor Replacement	1460		10,000	10,000	10,000	10,000	complete
CT 7-4/8	New Kitchens	1460		0	0	0	0	
(cont.)	Sprinkler Couplings	1460		14,625.67	14,625.67	14,625.67	14,625.67	complete
Quintard Manor	Bathroom Replacement	1460		0	0	0	0	
CT 7-5	Lintel replacement	1460		100,000	98,247.35	98,247.35	57,600.23	In progress
	Compactor Replacement	1460		10,000	10,000	10,000	10,000	complete
	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		45,000	45,000	45,000	45,000	complete
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		90,000	90,000	90,000	40,000	In progress
CT 7-11	Reface Building Exterior	1460		0	0	0	0	
	AC Sleeves (44)	1460		0	0	0	0	
	Compactor Replacement	1460		10,674.35	12,517	12,517	12,517	complete
	Bathroom Replacement	1460		0	0	0	0	
	Boiler Replacement	1460		0	0	0	0	
	Elevator Doors & Jambs	1460		0	0	0	0	
	New Generator	1460		0	0	0	0	
Ursula Park	AC Sleeves	1460		0	0	0	0	
Twnhs. CT 7-16	New Kitchens	1460		0	0	0	0	
	Siding & Windows	1460		0	0	0	0	
Conn. Commons/ Sheriden Mews 7-17	New Fence	1460		0	0	0	0	
Scattered Sites	Install Vinyl Siding	1460		0	0	0	0	
7-18	Roof Replacement	1460		0	0	0	0	
	Boiler Replacement	1460		0	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	6/29/04	6/29/04		6/29/06	6/29/06		
CT 7-2	6/29/04	6/29/04		6/29/06	6/29/06		
CT 7-3	6/29/04	6/29/04		6/29/06	6/29/06		
CT 7-4/8	6/29/04	6/29/04		6/29/06	6/29/06		
CT 7-5	6/29/04	6/29/04		6/29/06	6/29/06		
CT 7-7	6/29/04	6/29/04		6/29/06	6/29/06		
CT 7-9	6/29/04	6/29/04		6/29/06	6/29/06		
CT 7-11	6/29/04	6/29/04		6/29/06	6/29/06		
CT 7-16	6/29/04	6/29/04		6/29/06	6/29/06		
CT 7-17	6/29/04	6/29/04		6/29/06	6/29/06		
CT 7-18	6/29/04	6/29/04		6/29/06	6/29/06		
HA WIDE	6/29/04	6/29/04		6/29/06	6/29/06		

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.

Accomplishments

- The Authority has initiated a complete top to bottom review of the policies in its Admissions and Continued Occupancy Policy (ACOP). The intent of this review is to expand, clarify and refine current policy to better balance program integrity, administrative burden and customer service. This update and revision will have completed a comprehensive review with the RAB on separate schedule from the Housing Agency Plan and should be Board of Commissioner approved prior to the start of the fiscal year covered by the Annual Plan component.**
- The Authority has refined and updated the Five Year Plan component of the Housing Agency Plan. The Authority's focus continues to be how to improve the cost efficiency of its core public housing programs given the erratic and/or limited funding streams for these programs and to develop capacity to assume entrepreneurial activities that can protect the agency from the vagaries of the appropriation driven housing programs.**
- The Authority has initiated a comprehensive internal review of the implication and impacts of HUD's Asset Management requirements that are tied to implementation of the new federal subsidy system. This process will extend over the first six months**
- The Authority continues to refine its administrative processes and operational focus to address issues associated with HUD's Rental Integrity Monitoring (RIM) protocols. This includes implementation of HUD's UIV requirements.**
- The Authority continues to convene an interagency 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 Authority continues ongoing Staff training programs for staff on use of the Authority's IT system. . The Authority will continue to access and harness the new features of the system resulting in improved internal reporting and tracking. In particular, the Authority will focus on use of the system for development level reporting and other features that support HUD's new Asset Management requirements.**
- The Authority has successfully managed its Section 8 Voucher Program utilization rates down to levels mandated by HUD as a result of reduced funding and changes in allowed leasing levels.**
- The Authority has designed a Family Self-Sufficiency (FSS) Program for both Section 8 and federal public housing residents. It is intended to assist households in obtaining economic independence. It has been designed to provide special incentives for households to use their escrow accounts for home-ownership downpayments by leveraging these funds with other sources.**
- The Authority has reviewed and revised as appropriate its Section 8 Administrative Plan in response to recent changes to the program implemented by HUD administrative notices. The Authority has also updated its Utility Allowance Schedule as required by regulatory triggers related to increased costs.**
- The Authority is actively involved redevelopment activities. The Southwood HOPE VI is in its final phase and the Fairfield HOPE VI has initiated Phase 1A and 1B and will be closing shortly in Phase 2. Planning for Phase 4 which is a Home-ownership Loan Program (Soft Second Mortgage Program) has been designed and will begin its implementation during the coming fiscal year. This HO Program will eventually assist 200 households to become home-owners in Stamford.**
- The Authority has finalized arrangements with the City of Stamford regarding land parcels around Stamford Manor. An**

exchange of land will enhance resident parking and assist the City in its plans to implement the Mill River Corridor Greenway and Park. A disposition application to approve the land swap and related transactions was submitted to HUD.

- The Authority has created a customer service working group whose purpose is to identify specific operational improvements that can be implemented to improve the ability to comply with HUD program requirements and still provide respectful and effective response to program participants and the general public. Staff were given training on the overall issues of customer service and how to work effectively with diverse populations.**
- The Authority continues its development of plans to revitalize its existing 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 designed a Section 8 Project-based Assistance Program which will support its Fairfield Court HOPE VI developments.**
- 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 implemented 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 maintained an occupancy level in excess of 97% in its Low Income Public Housing Program and anticipates a high PHAS score.**
- **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, lease enforcement and development security.**
- **The Authority continues 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 and extended again by Board of Commissioner action in 2004

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, 2005 through March 31, 2006.

DUE THE NEED FOR THE AUTHORITY TO ATTRITE SECTION 8 PROGRAM PARTICIPANT HOUSEHOLDS, NO HOUSEHOLDS HAVE LEASED UP IN THE TIME PERIOD COVERED BY THIS ACTIVITY REPORT.

	Total	Finder/ Keepers	%	Leasing in Place (*)	%
Black	0	0	0%	0	0%
Hispanic	0	0	0%	0	0%
White	0	0	0%	0	0%
Other	0	0	0%	0	0%
Total	0	0	0%	0	0%

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

RAB Comments on the Housing Agency Plan and HACS Responses

The RAB provided the Housing Authority of the City of the Stamford (HACS) with four (4) general comments and thirteen (13) specific comments.

The **general comments** consist of the following'

1) The plan was developed without timely informing the CRC.

First, the RAB is not the full CRC. The Citywide Resident Council consists of the resident leadership of both the state and federal programs. Per directives from HUD, only participants of federal programs have standing as RAB members. The CRC cannot speak for the RAB and the RAB cannot speak for the CRC. This is the seventh year that the HACS has been preparing its Housing Agency Plan and does so every year during the first quarter of the calendar year.

As evidenced by other comments provided by the RAB and responded to below, it appears that RAB is calling for joint authorship of the Housing Agency Plan. The HACS believes that joint authorship as a role for the RAB that goes well beyond the statutory or regulatory requirements. HACS staff prepares the "draft" Plan and are available at the RAB meetings to present the highlights of the Plan and to respond to RAB member questions when such questions are asked. Changes to the Housing Agency Plan based on RAB comments or concerns may occur as clarifications of items, expansion of items and on occasion addition of items. In all cases these modifications pertain to the major aspects of HACS operations reflected in the Plan and not issues like specific administrative practices or matters for which the HACS has no or very limited discretion. See the attached Agendas from Meeting #1 and #2 as well as the third Meeting scheduled given the overall reluctance of the RAB members to discuss their comments despite it being an explicit agenda item on Agenda #2.

The Housing Agency Plan is a work plan for the agency that speaks to a limited set of areas defined by Congress under the Quality Housing and Work Responsibility Act of 1998. The Act defined the 18 areas for which information must be provided in terms of the Annual Plan. The Plan also has a "Five Year" component in terms of goals and objectives for the agency and a Mission Statement.

The release of the Plan is legally posted and meetings are scheduled with RAB. Past practice has been two meetings usually about two weeks apart. This year due to a scheduling problem, the meetings were a week apart. This year's Plan is 90% identical to last year's Plan and contains no new initiatives in the Annual

Plan that have not been previously discussed with the resident leadership at any site or sites directly impacted.

We have no doubt that for some RAB members they may be hearing information about initiatives that do not involve their program or specific property for the very first time. This is certainly true of any newly elected President of a development-specific resident group.

We also have no doubt that the current actions at the federal level regarding funding and other regulatory changes are of concern for federal housing program participants. In some sense, they are of concern for the Authority and its staff as well since there is a combination of substantially reduced funding levels and unclear management directives coming out of HUD Headquarters.

2) The CRC was not provided background referenced documents.

The Housing Agency Plan provides for a required list of document available at the Main Office for review. The instructions from HUD make clear that the documents need to be available for review, but they do not require that a full set be provided to each resident. If necessary, a RAB member may ask for access to one of the listed documents through the Executive Office.

3) The CRC has [not] been involved in any way with the planning and development of the Plan.

If by this statement, it is meant that the RAB has not had an opportunity for joint authorship, this is a true statement. If by this statement the claim is that the RAB was not provided with an opportunity to review and comment on the Plan and provided access to senior HACS staff members to ask questions and present concerns with items found in the Plan, this is not true.

4) The HACS has not provided any resident impact data with regard to any of the initiatives it is planning.

Without knowing which specific initiatives that the RAB is referring to, it is difficult to respond to this comment with any specifics. In general the “initiatives” in the Five Year Plan component speak to the diversification of the Authority’s programs to reduce the reliance on programs subject to the vagaries of federal appropriation. While disclosed in the Housing Agency Plan many of these initiatives are “outside” the parameters of the federal conventional public housing program or the federal leased housing programs (Section 8). Almost all of them are at the conceptual stage. Some of them entail efforts to expand and diversify the HACS portfolio and some of them entail seeking opportunities to provide fee-for-service activities to third parties as a means to make up income loss due to intentional under-funding of the federal program by Congressional appropriation. It is anticipated that during this fiscal year that the Authority will be developing

detailed financial impact analysis of the new HUD subsidy system for conventional public housing and will be able to share this “impact data” with the resident leadership. Given that current estimates indicate that federal subsidy may only provide for 80% of eligible subsidy if the budget as proposed by the President is passed by Congress, certainly current program participants will be impacted.

The **specific comments** consist of the following’

- 1) The CRC has not been provided an opportunity to participate in the development, planning or implementation of the ACOP and has little or no knowledge of its provisions.**

This comment is premature. At the first RAB meeting, the RAB members were informed that an Admissions and Continued Occupancy Policy (ACOP) review process would be starting in Mid-April. See the Agenda for Meeting #1 attached.

- 2) The CRC has not been invited to participate in the development, planning or implementation of the Resident Handbook, lease development, or House Rules & Procedures.**

The HACS has met all resident notice and comment requirements for all revisions to the HACS lease. There currently is neither a RESIDENT HANDBOOK nor even a draft of such an item. It is one of the goals in the Five Year Plan.

- 3) The CRC has not been invited to participate in the development, planning or implementation of the proposed modification of Rent Collection. The HACS has not engaged in any resident impact discussion addressing any proposed modification of the rent collection policy and practices.**

There have been no changes in how the tenant’s share of rent is calculated, the lease obligations to pay rent, late payment, or related eviction procedures for non-payment. Administrative changes may have occurred that are visible to the residents but major policy concerning rent collection has not changed for several years. Some of these matters will be touched upon during the review of the new ACOP starting in mid-April.

- 4) The proposal of the HACS to become a “wholesaler” of cable access has not been discussed with the CRC nor has the CRC been invited to participate in the development, planning or implementation of**

such an action. In addition, the CRC has not been consulted with the regard to possible impact or benefit to the residents.

No actions for this Five Year goal have been started. The interest of the Authority in this goal is to determine if by negotiating with the local cable provider for Stamford that the Authority would be able to obtain a package of cable and internet access at rates lower than individual households. The Authority would need to cover its administrative costs but other agencies such as the Burlington (VT) Housing Authority have had initial good experience with this type of initiative. As the Authority has not contacted the local cable provider and this is a goal in one of the out-years of the Five Year Plan, at the current time there is no data to evaluate the financial impact on our residents. It is unlikely that this matter would be pursued if it meant increased costs to the residents.

5) The CRC opposes any plan to transition to “site based management” and/or “project-based budgeting” because the HACS has failed to involve the CRC or discuss the potential impact on the resident population. In addition, there are no plans for the initial and long-term involvement of residents in the development, planning or implementation of such plans.

The information on the new HUD requirements for its “Asset Management” system that is tied to the new subsidy rule have just started to become publicly available over the last six weeks. The RAB was both briefed and provided copies of some of the “draft” Policy Frameworks that HUD has distributed to industry stakeholder groups. The Authority is only at the beginning of this planning process, and it will take at least the remainder of the calendar year to assess the impact and determine how systems and staffing patterns may need to change. We cannot discuss impact or involve residents when the Authority does not yet have specific information about planned or proposed changes. It is important to underscore that the RAB also was advised that many changes may not be voluntary or may not allow for the luxury of extended discussion or debate given their cost implications.

6) The CRC opposes any plan of the HACS to “Make determination of specific development” should be privatized without the meaningful involvement and concurrence of the resident population.

The phrase “privatized” is used nowhere in the Housing Agency Plan. It appears to be a theme left over from the debates from the Year One Housing Agency Plan which were driven by the notion that redevelopment of Fairfield Court might have resulted in privatization and a loss of affordable units. Since then a local Stamford ordinance was passed that requires one-for-one replacement of affordable units. The Authority goals are to grow its portfolio and maintain its

assets. Only if federal policy insists or federal actions create a financial environment in which privatization is the only option will the issue arise as a point of discussion. However, refinancing of existing properties that may take them out of a governmental program, while maintaining the properties as affordable housing as a means to address unfunded modernization work and to provide protection from the “subject to appropriation” aspects of federal programs, may be an action taken by the Authority in its goal to stabilize the portfolio

7) The CRC strongly objects to the proposed Homeownership plan because it does not identify as a goal or provide for assuring successful participation of a specified number of current PHA residents. Further, the CRC was not invited to participate in the development, planning or implementation of the proposed plan.

The Home-ownership program is part of the Fairfield HOPE VI Program. Current residents with sufficient income, job stability and who meet the minimum income requirement are more than welcome to apply. However, the Authority does not intend to take special steps to assure the “successful participation” of any specific group. Home-ownership is a form of housing that requires an owner to take care of their own affairs without handholding, in this case, beyond the initial training and education provided to all participants. As there is no way for the Authority to design a fee simple home-ownership program that can assure “successful participation”, we can encourage current residents whose specific situation makes them good candidates (able to be underwritten for a mortgage at the subsidized price point of the home) for the program to apply.

8) The CRC has not been involved in the development, planning or implementation of any of the plans outlined in the Annual Plan Table; refer to pg 2 FY 2006 Annual Plan.

In the sense of joint authorship, this is a true statement. However, as most of the information (about 90%) has remained the same for over three iterations or more of the Plan, and it is not as if the residents have not had ample opportunity for questions and comments over the last several years. The Authority does not remake itself every year such that every aspect of its operations change or need to be re-established as if the Authority operates under some form of “sunset” requirement for its operational model and policies.

- 9) The CRC has not been involved in the development, planning or implementation of the Admission and (Continued) Occupancy Policy (A&O) of the HACS. The A&O has particular significance to the resident population and, therefore, the lack of involvement of the CRC is viewed as a critical flaw.**

HACS has prepared a draft of a new and revised ACOP. The RAB was informed at the first RAB meeting that there will be a review process starting in mid-April with a goal of having Board approval of the new ACOP by the start of the new fiscal year. We do not expect the major policies as described in the current Housing Plan to change but rather issues such as timeframes, standards for third party verification, procedures for program integrity and new HUD requirements to be addressed.

- 10)The HACS has failed to explain basic program requirements and plans, such as Section 8 SRO, Section 8 Moderate Rehab and Homeownership.**

No one asked prior to the issuance of these comments. Information on these programs has been provided to residents in the past and could have easily been addressed at any of the RAB meetings.

- 11)Resident member of the Board of Commissioner should be a resident elected or appointed position and not a political appointment.**

The current system meets HUD and local requirements.

- 12)The HACS announces a plan to “Adopt rent policies to support and encourage work” without citing any CRC involvement in the development, planning or implementation of such a plan or any assessment of resident impact.**

The box for “Adopt rent policies to support and encourage work” has been checked in the Plan since the first Plan seven years ago. The HACS has not announced any new initiative of this type but merely reflects the mandatory income disregard required by HUD regulations.

13)The HACS has not consulted with the CRC of the following Policies:

- a) Waiting List;**
- b) Transfer Policy; and,**
- c) Preference Policy under Transfer Policy and/or Admission Policy.**

In fact the RAB and residents and prior RAB members and past tenants have had ample opportunity for consultation at the time that HACS policy was made. HACS policies covering these areas were established in the Year One and Year Two Housing Agency Plan process and for the most part replicate past policy dating back to 1991. The HACS has prepared a new and revised ACOP and announced to the RAB that a review process of the ACOP and its sixteen chapters would begin in Mid April. This was announced at the first RAB meeting this year and is shown as an agenda item.

AGENDA

Housing Authority of the City of Stamford

Housing Agency Plan 2006

Resident Advisory Board Meeting #1

**March 20, 2005
6:30 TO 8:00 PM**

1. Capital Fund Program
2. HUD's New Subsidy Program and its Implications
3. Types of Policy Changes
4. Identification of RAB issues for next meeting

AGENDA

Housing Authority of the City of Stamford

Housing Agency Plan 2006

Resident Advisory Board Meeting #2

**March 28, 2006
6:30 TO 8:00 PM**

1. Old Business
 - i. Capital Fund Program
2. Presentation of any RAB current comments on the draft
3. Additional discussion about HUD's Asset Management Requirements
 - ii. HUD draft policy handouts
4. Wrap-up and next steps

AGENDA

Housing Authority of the City of Stamford

Housing Agency Plan 2006

Resident Advisory Board Meeting #3

**April 3, 2006
6:30 TO 8:00 PM**

1. Discussion of the HACCS's responses to RAB provided comments