

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

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# PHA Plans

5 Year Plan for Fiscal Years 2007 - 2012

Annual Plan for Fiscal Year 2007

October 3, 2007

Version 3

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## PHA Plan Agency Identification

**PHA Name:** Housing Authority of the City of Bridgeport

**PHA Number:** CT001

**PHA Fiscal Year Beginning:** 10/2007

**PHA Programs Administered:**

**Public Housing and Section 8**   
  **Section 8 Only**   
  **Public Housing Only**  
 Number of public housing units: 2453   
 Number of S8 units:   
 Number of public housing units:  
 Number of S8 units: 2800

**PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

### 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)

Local offices

City of Bridgeport Clerk's office

Public library on Main Street

[www.bridgeporthousing.org](http://www.bridgeporthousing.org)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2007 - 2012**  
[24 CFR Part 903.5]

**A. Mission**

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

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

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

**B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
    - ⊙ Sustain the occupancy rate of 98% as of this date
    - ⊙ Achieve and sustain the occupancy rate of 99% by October 1, 2008

- ⊙ Achieve a significant reduction in our vacant unit turn-around time from its current average of 68 days to 40 days by October 2008; less than 30 days by October 2009
- ⊙ Actively advertise its public housing program
- ⊙ Process public waiting list applications; wait list is open
- ⊙ Re-introduce 60 units through the Pequonnock Apartments Settlement Agreement as scattered site housing. City of Bridgeport is responsible for production.
- ⊙ Develop a Master Plan for Marina Village and the vacant Marina Apartment and Pequonnock Apartment lots in conjunction with the City of Bridgeport
- ⊙ Continue to update Section 8 wait list with new applicants
- ⊙ Seek partnerships with City, housing industry organizations and financial organizations to add affordable housing stock
- ⊙ Utilize force account labor to address physical deficiencies and vacancy reduction under the Capital Fund Program
- ⊙ Sustain the utilization rate of section 8 vouchers at 95%
- ⊙ Continue to develop public housing through the Father Panik Village replacement program.
- ⊙ Redevelop Park City Hospital into assisted housing for the elderly, disabled and homeless population

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score) 82 as of 9/30/06

Improve voucher management: (SEMAP score) 55 as of 9/30/06

Increase customer satisfaction:

Concentrate on efforts to improve specific management functions:

(list; e.g., public housing finance; voucher unit inspections)

Vacancy turnaround

Tenant account receivables

Accuracy of all reporting requirements

Lease enforcement

Renovate or modernize public housing units:

Demolish or dispose of obsolete public housing:

Provide replacement public housing:

As per Father Panik Village Replacement Program and Replacement

Housing Factor Program

Provide replacement vouchers:

Other: (list below)

⊙ Develop Master Plans for Father Panik Replacement Program and revitalization of Marina Village

⊙ Strictly enforce the Admissions and Occupancy Policy; revise accordingly based on the needs of the community

⊙ Implement any updates to the Section 8 Administrative Plan accordingly

- ⊙ Increase effectiveness of market rate unit inspections using PHAS standards
- ⊙ Ensure timely Housing Quality Standards Enforcement inspections
- ⊙ Continue Section 8 automated waiting list system
- ⊙ Advertise in different mediums to attract landlords in non-impacted areas
- ⊙ Increase staffing capacity to address maintenance issues and PHAS Physical Management Score
- ⊙ Seek qualified property management firm to manage newly developed scattered site housing
- ⊙ Conduct Energy Audit and Energy Conservation Measures utilizing the Energy Performance Contracting format

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:  
As per Pequonnock Apartment Settlement Agreement
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:  
Section 32 Program
- Implement public housing site-based waiting lists: for each development
- Convert public housing to vouchers:
- Other: (list below)
  - ⊙ Adapt BHA's current housing stock and program resources to more closely meet the housing needs and markets identified in our needs assessment.
  - ⊙ Explore possible renovation, retrofitting, or conversion of existing and/or underutilized housing stock to support assisted living activities for frail elderly and people with disabilities.
  - ⊙ Utilize the vacant parcel at Marina Apartments as part of a neighborhood plan in partnership with the City of Bridgeport, Connecticut Legal Services for a mixed income mixed use community. The BHA will have to submit a disposition application to HUD Special Applications Center in order to implement this plan.
  - ⊙ Renegotiate with the City of Bridgeport for the revised use of the former Pequonnock Apartment site into a mixed income mixed use community, which may contribute to the Father Panik Village replacement program.
  - ⊙ Explore other financing tools to complete all replacement housing sites as per Father Panik Village replacement program by 2009
  - ⊙ Explore other financing tools to redevelop Marina Village, which will require selective demolition and disposition. BHA intends to submit a demolition/disposition application to HUD Special Applications Center.

- ⊙ Implement and Enforce Admissions and Occupancy Policy
- ⊙ Comply with negotiated agreement for housing disabled households at Fireside Apartments and Harborview Towers.
- ⊙ Apply for designation of a portion of Park City Hospital development project for elderly only

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

- ☒ PHA Goal: Provide an improved living environment
  - Objectives:
    - ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
    - ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
    - ☒ Implement public housing security improvements:
    - ☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
    - ☒ Other: (list below)
      - ⊙ Maintain an average response time of less than 24 hours in responding to emergency work orders
      - ⊙ Follow the preventative maintenance plan
      - ⊙ Improve vacant-unit turn-around time to less than 30 days by October 2009
      - ⊙ Continue ‘curb appeal’ improvements of public housing developments through landscaping, garbage disposal, & an increase in public safety
      - ⊙ Enforce emergency call-back system
      - ⊙ Comply with PHAS UPCS standards
      - ⊙ Utilize uniform materials to ease and quicken repair process
      - ⊙ Utilize force account labor to address physical deficiencies in support of the current labor force
      - ⊙ Continue to enforce its ‘One Strike’ policy
      - ⊙ Track residents arrested or persons arrested on and/or off Authority property
      - ⊙ Limit criminal activities in developments
      - ⊙ Reduce evictions due to violations of criminal laws through aggressive screening measures
      - ⊙ Utilize police units to better define the edge problem of crime that occurs near our developments and create strategies for identifying and reducing this problem
      - ⊙ Transfer title to the City of Bridgeport for the portion of property at former Father Panik Village to construct two new schools
      - ⊙ Submit disposition application to HUD Special Applications Center for various vacant lots owned by the BHA to create mixed income mixed use communities in partnership with the City of Bridgeport and

the Connecticut Legal Services in keeping with the Father Panik and Pequonnock Settlement Agreements.

- ⦿ Request zoning variance to the City of Bridgeport to reduce the lot sizes of Pembroke II to create and develop better use
- ⦿ Maintain Marina Village until a new master plan is developed
- ⦿ Partner with community organizations to provide supports for people with disabilities
- ⦿ Conduct Energy Audit and Energy Conservation Measures utilizing the Energy Performance

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)
  - ⦿ Continue various resident programming
  - ⦿ Increase on-site community room utilization by community service providers in conjunction with site and resident needs
  - ⦿ Apply for Resident Opportunity and Self-Sufficiency grants upon funding availability
  - ⦿ Provide entry level employment opportunities to residents of the Authority
  - ⦿ Ensure that businesses doing work for the Authority to comply with Section 3 requirements
  - ⦿ Comply with HUD requirements and legal proceedings as it relates to the BHA Scholarship Fund as administered by the Greater Bridgeport Area Foundation.
  - ⦿ Partner with City and other community organizations in seeking grants and donations towards the delivery of support systems to various families and individuals

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:

- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- ☒ Other: (list below)
  - ⊙ The Authority entered into a Voluntary Compliance Agreement with HUD. The BHA will comply with any and all provisions of this agreement.
  - ⊙ The Authority entered into a settlement agreement for the disabled population as it pertains to housing at Fireside Apartments and Harborview Towers. The Authority will comply with this agreement.

**Other PHA Goals and Objectives: (list below)**

**Strategic Goal**

**Maintain a fiscally responsible and responsive public housing agency.**

- ⊙ Operate so that income exceeds expenses every year
- ⊙ Continue technology upgrades
- ⊙ Continue anti-fraud efforts through rigorous verification process and resident integrity monitoring
- ⊙ Improve tenant account receivables
- ⊙ Conduct Energy Audit and Energy Conservation Measures utilizing an Energy Performance Contract

**Strategic Goal**

**Encourage coordination and innovation in the delivery of public housing.**

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

**Strategic Goal**

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

- ⊙ Continue open dialogue with public housing and Section 8 residents through RAB and local site meetings, ensuring at least one Director is present
- ⊙ Assist local councils to operate efficiently and effectively and provide technical assistance to become better board members or send council members to resident training activities conducted by housing organizations
- ⊙ Encourage residents to participate in at least three (3) local council meetings and one (1) RAB meeting. Council and RAB meetings can be considered towards compliance with self-sufficiency program

- ⊙ Encourage attendance of RAB and council members to the Board of Commissioner meetings
- ⊙ Operate after-school programs for the benefit of resident children and families at all family complexes
- ⊙ Utilize Capital Fund Program funds to support Resident Programs occurring at local sites
- ⊙ Support other resident initiatives that provide programs and services to the youths of BHA

**Annual PHA Plan**  
**PHA Fiscal Year 2007**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

General Description

The Housing Authority of the City of Bridgeport recently passed the U.S. Department of Housing and Urban Development's (HUD) annual physical inspection, our Capital Fund Program is being obligated and expended in a timely manner, deferred maintenance items are being addressed, our occupancy rate is at an all-time high at 98%, resident participation has increased and organizational stability is in place. We are striving for designation as a high performing public housing agency. To that end, numerous projects are being planned for the upcoming year: Landscape and Security Surveillance Master Planning for our family complexes are underway; a BHA Wide Energy Audit is complete and we expect to enter into an Energy Performance Contract that will lead to the modernization improvements for purposes of energy conservation measures; a Voluntary Compliance Agreement with HUD has been implemented for purposes of meeting our obligations for accessibility and 504 compliance requirements; numerous management improvement efforts are on-going for organizational, operational, policy and procedural efficiencies; and a Master Plan for the final 284 units of the Father Panik Village Replacement Program which includes a financing plan are being prepared.

However, in light of these recent organizational improvements, all housing authorities are expected to honor their commitments with less funding for the Public Housing Program, Section 8 program and the Capital Fund Program. The BHA is not exempt from these cutbacks and we expect to be faced with difficult decisions.

The following are brief progress reports:

Father Panik Village Replacement Program

To date, the Authority has completed 584 units out of 818 required under the Father Panik Village Settlement Agreement. In order to produce the remaining 234 units of replacement housing, the BHA will leverage the balance of its development fund with other funding sources. The BHA is preparing a comprehensive replacement housing development plan that will utilize both physical and monetary resources from the BHA, the City of Bridgeport, private and non-profit developers and various financial institutions.

Capital Fund Program/Modernization Activities

The BHA will maintain its commitment to address deferred maintenance deficiencies, vacancy reduction efforts and REAC physical assessment deficiencies. We shall retain the following general approach to sequencing modernization priorities:

- Emergency Work – to eliminate any emergency or potential emergency conditions. Emergency remediation must be expedient and sensitive to budgetary constraints
- Statutory or Code Compliance – in particular 504 compliance
- Energy Conservation Measures (ECM) – to yield cost savings, which can in turn add resources to the operating budget. The BHA intends to enter into a performance contract this calendar year. The proposed energy conservation measures should take approximately 18 months to complete.
- Building Envelope – such as roofing, brick repair/replacement, window and door replacement, etc.
- System Replacement – which affect the entire structure such as plumbing, electrical, HVAC, etc.
- Interiors – specific to unit improvements and administrative offices
- Administrative – activities that would support management and operational improvements such as staffing, A & E consultations, special consultation firms, security needs, resident programs, training, acquisition, relocation, technology improvements and inventory controls
- Grounds – once the buildings and all related systems are upgraded, the grounds will be addressed in a comprehensive approach.
- Development Activities – to develop/purchase properties to meet Father Panik Village Replacement Requirements and/or increase supply of affordable rental housing units

#### Public Housing Program

The Authority has made policy changes to its public housing program. A new Admissions and Continued Occupancy Policy is available for review. We expect a new version of the lease to be published by November 2007. The BHA must improve its delivery of vacant unit turnaround time. We intend to address this issue utilizing the Capital Fund Program to support the manpower, both in maintenance and in the Resident Selection office. Our goal is to have the vacant units physically ready within 14 – 21 days and to be occupied within 7 days. Should there be any changes to the policy, the BHA will advise its residents and community at large and allow for a comment period as required by law.

#### Section 8 Program

The program's funding has been reduced, thus the operative difference is the ability of the Authority to pay for higher rents. The BHA changed its policy to reduce the maximum payment standard to 105% of the 2007 fair market rents. The reason is to retain as many voucher holders, rather than to cut households from the program.

#### Resident Services

The BHA has been active in its efforts to develop operating local councils and a strong Resident Advisory Board. We have and will continue to provide resident training activities for the leadership and for employment and/or self-sufficiency improvements. We are committed to working with the residents and its leaders.

#### Security

The BHA expects continued police service from the Bridgeport Police Department through the Cooperation Agreement between the Authority and the City of Bridgeport. It is imperative to understand that maintaining the security of public housing complexes serves both the Housing Authority and the entire City. Control the crime in public housing and the City will continue to see a decline in overall criminal activity.

#### Conclusion

The BHA is ready for the challenges ahead. It is our earnest goal to make this housing authority a high performing authority in the State and in the Nation. And we must do this in partnership with the City of Bridgeport, its residents, business entities, community support organizations, the public at large and the BHA's dedicated employees.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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#### **Attachments**

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

#### Required Attachments:

- Admissions Policy for Deconcentration
- FY 2007 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members: ct001d01
- List of Resident Board Member: template
- Community Service Description of Implementation: template and narrative
- Information on Pet Policy
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable: template and narrative

#### Optional Attachments:

- PHA Management Organizational Chart
- FY 2007 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text): ct001d01
- Other (List below, providing each attachment name)  
PHA Certification of Compliance

### 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	Plan Template Chapter 18
X	State/Local Government Certification of Consistency with the Consolidated Plan	Plan Template Chapter 18
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	Plan Template
X	Consolidated Plan for the jurisdiction in which the PHA is located which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction	Plan Template Chapter 1 Narrative: Housing Needs Assessment
X	Most recent board-approved operating budget for the public housing program	
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Plan Template Chapter 3, ACOP
X	Section 8 Administrative Plan	
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and	Plan Template Chap. 3 Sec. 6

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Plan Template Chap. 4 Sec. A (2)
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Attachment ct001b01 and ct001c01
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Attachment ct001b01 and ct001c01
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	N/A
X	Approved or submitted applications for demolition and/or disposition of public housing	Plan Template Chapter 8
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Plan Template Chapter 9
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Plan Template Chapter 10
X	Approved or submitted public housing homeownership programs/plans	Plan Template Chapter 11 5H homeownership plan
	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8	

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Administrative Plan	
	Any cooperative agreement between the PHA and the TANF agency	N/A
X	FSS Action Plan/s for public housing and/or Section 8	Plan Template Chapter 12
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Plan Template Chapter 12
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	N/A
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	Plan Template Chapter 16
	Troubled PHAs: MOA/Recovery Plan	
	Other supporting documents (optional) Continued Improvement Plan	

# 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

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

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

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 2003
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing as of May 16, 2007			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1970		316
Extremely low income <=30% AMI	1653	83%	
Very low income (>30% but <=50% AMI)	273	13%	
Low income (>50% but <80% AMI)			
Families with children	551	27%	
Elderly families	230	11%	
Families with Disabilities	499	25%	
White families	1843	93%	
Black families**	1522	77%	
Hispanic families*	1641	83%	
Asian families	6	<1%	
American Indian	32	1%	
* Hispanic families may also be counted as white families ** Black families may be Hispanic			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1020	51%	
2 BR	797	40%	
3 BR	69	3%	
4 BR	69	3%	

Housing Needs of Families on the Waiting List			
5 BR			
5+ BR	24	1%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing as of May 16, 2007			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3894		
Extremely low income <=30% AMI	N/A		
Very low income (>30% but <=50% AMI)	N/A		
Low income (>50% but <80% AMI)	N/A		
Families with children	3416	88%	
Elderly families	156	4%	
Families with Disabilities	322	8%	
White families	195	5%	
Black families	1531	39%	
Hispanic families	2142	55%	
Asian families	14	<1%	
American Indian	12	<1%	
Characteristics by Bedroom Size (Public Housing Only)			

## Housing Needs of Families on the Waiting List

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

If yes:

How long has it been closed (# of months)? 33

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 as per Pequonnock Apartment Settlement Agreement

### C. Strategy for Addressing Needs

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

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- 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)
  - ⦿ Utilize project based Section 8 vouchers as per Father Panik Village Replacement Program as part of community revitalization in partnership with City and developers.

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
  - ⦿ In partnership with the City, the BHA must be a part of the community revitalization neighborhood by neighborhood. The BHA will seek creative approaches that utilize its assets and manage them to the full extent within HUD rules and guidelines.
  - ⦿ Redevelop Park City Hospital for the elderly, disabled and homeless population

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)
  - ⦿ Operate flat rents at a reduced rate of the fair market rent for each geographic area in Bridgeport: East End, East Side, Hollow, South End, West End, Black Rock and North End.
  - ⦿ Maximize the number of affordable homeownership opportunities available to BHA residents.

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)
  - ⦿ Maximize the number of affordable homeownership opportunities available to BHA residents.

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
  - ⊙ Renovate Park City Hospital site into a mix of elderly, congregate and disabled supportive housing. The BHA will expand the housing choices for its elderly and disabled population.
  - ⊙ Implement programs that increase health and human services for residents of Harborview Towers and Fireside Apartments.
  - ⊙ Explore conversion of other housing stock to support the housing needs of the elderly/disabled.
  - ⊙ Utilize Section 8 vouchers as housing options for people with disabilities.

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)
  - ⊙ Renovate Park City Hospital site into a mix of elderly, congregate and disabled supportive housing. The BHA will expand the housing choices for its elderly and disabled population.
  - ⊙ Implement programs that increase health and human services for residents of Harborview Towers and Fireside Apartments.
  - ⊙ Explore conversion of other housing stock to support the housing needs of the elderly/disabled.
  - ⊙ Utilize Section 8 vouchers as housing options for people with disabilities.
  - ⊙ Link with local, state and federal programs to provide housing options with support systems in place as funded by each department.
  - ⊙ Comply with negotiated settlements that support the housing needs of the disabled.

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)
  - ⊙ Target BHA replacement and homeownership programs and activities in non or low-impacted areas.
  - ⊙ Promote rental opportunities for existing public housing units in local newspapers to community at large who are at 80% or below of the AMI and to allow for people who meet the income range of 50% to 80% of the AMI to be admitted into scattered site units.

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

**(2) Reasons for Selecting Strategies**

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

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

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2007 grants)</b>		
a) Public Housing Operating Fund	\$11,220,873	
b) Public Housing Capital Fund	\$4,056,187 CFP \$545,741 RHF	
c) HOPE VI Revitalization	\$0	
d) HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$23,423,425	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
g) Resident Opportunity and Self-Sufficiency Grants	\$350,000	Computer training specialist, Job Developer, Job pre-employment program
h) Community Development Block Grant	\$5,000	Youth services; family self sufficiency; north end social services
i) HOME	\$0	
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	\$6,070,555	Public housing operations, tenant services
<b>4. Other income (list below)</b>		
Operations	\$526,552	Operations
Funding for replacement units	\$169,195 as of 9/30/06	Replacement of Father Panik Village units
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	\$46,017,528	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

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

##### **(1) Eligibility**

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

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

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

- Criminal or Drug-related activity
- Rental history and past credit practices
- Housekeeping through house visits
- 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 (current)
- Sub-jurisdictional lists
- Site-based waiting lists (planned)
- Other (describe)
  - ⊙ Scattered Site housing transfer policy.
  - ⊙ Pequonnock Apartment Settlement Agreement.

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year? 9

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? 9

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

- ⊙ Upon approval of the Authority's development plan for Park City for elderly/disabled residents, the Authority will develop a site-based wait list for these units.
- ⊙ Replacement of units of Pequonnock Apartments will have its own site based wait list as per Pequonnock Apartment Settlement Agreement.
- ⊙ Settlement Agreement to house disabled households in Fireside Apartments and Harborview Towers requires the BHA to have a separate site based wait list for the sites.
- ⊙ We intend to operate site based waiting lists for each family development: Marina Village, PT Barnum, Charles Greene Homes, Trumbull Gardens, and Scattered Sites.

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists? 2 to 3 depending on circumstances

- ⊙ Applicants off the public housing wait list are offered Pequonnock Section 8 vouchers or may be eligible for admissions to scattered sites.
- ⊙ Former residents of Pequonnock Apartments are given preference to occupy a scattered site unit as completed by the City of Bridgeport
- ⊙ Elderly residents may be former Pequonnock Apartments and would be eligible for certain benefits.
- ⊙ Disabled households may be on the elderly/disabled list and be on the regular wait list
- ⊙ All current applicants can be on the list of up to 3 developments or opt for first available unit.

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 concurrently
- Three or More

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

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

- ⊙ Pequonnock Apartment Settlement Agreement – former residents of may return to public housing and are not limited to two choices
- ⊙ Elderly for congregate housing at Park City Manor – applicants must go through an assessment to be eligible to receive services; approved and eligible applicants will be assigned a unit only for these services

**(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) The following is from our ACOP

- 1) Category 1 Voluntary administrative transfers to move residents with disabilities to accessible units or units with features that accommodate their disabilities better than those in their current apartments. Also included in this category are transfers of families living in accessible units who are required to move to accommodate a family requiring the accessibility features of the unit. **24 CFR § 8.27(1)**
- 2) Category 2 This category of administrative transfers includes those due to modernization, revitalization, victim assistance, and severe over and under housing. It is set up in 3 sub priorities – A through C as described below
  - i. Sub priority A: Transfers to permit unit modernization and the revitalization of communities;
  - ii. Sub priority B: Transfers to alleviate threats from criminal elements and domestic violence;

iii. Sub priority C: Transfers for split families and severely over- or under-housed families; **24 CFR § 966.4(c)**

- 3) Category 3 This category of administrative transfers includes mandatory transfers within sites or between sites may be made to: correct and avoid concentration of the most economically and socially deprived families; correct occupancy standards (Voluntary if the family is between the minimum and maximum occupancy standard but the family requests a transfer, e.g. to permit older children of opposite sexes to have separate bedrooms); or address situations such as neighbor disputes that are not criminal but interfere with the peaceful enjoyment of the unit or common areas.

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)

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 2 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)

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)
  - ⊙ Website
  - ⊙ City Clerk's Office
  - ⊙ Library on Main Street

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)
  - ⊙ As per Flat Rent guidelines

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Did the PHA’s analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site-based waiting lists  
If selected, list targeted developments below:

- Marina Village
- PT Barnum
- Charles Greene Homes
- Trumbull Gardens
- Scattered Sites

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

- Marina Village
- PT Barnum
- Charles Greene Homes
- Trumbull Gardens
- Scattered Sites

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

- Marina Village
- PT Barnum
- Charles Greene Homes
- Trumbull Gardens
- Scattered Sites

Other (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
  - ⊙ Marina Village
  - ⊙ PT Barnum
  - ⊙ Charles Greene Homes
  - ⊙ Trumbull Gardens
  - ⊙ Scattered Sites

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.  
**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

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

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

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

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

- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below)
- The Authority will furnish upon request by prospective Section 8 landlords with information about the family's rental history, housekeeping habits, compliance with essential conditions of tenancy, current address of prospective tenant, and name and address of current and/or previous landlord, or any history of drug trafficking.

### **(2) Waiting List Organization**

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

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

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

- PHA main administrative office
- Other (list below)
- To be advertised publicly

### **(3) Search Time**

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

If yes, state circumstances below:

Vouchers are initially issued for sixty (60 days). Extensions are permissible at the discretion of the Authority at 30 day intervals up to a maximum of sixty (60) days primarily for these reasons:

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

- The Authority is satisfied that the family has made a reasonable effort to locate a unit, including seeking the assistance of the Authority, through the initial sixty-day period
- The family was prevented from finding a unit due to disability accessibility requirements or large size bedroom unit requirement

- As per Pequonnock Apartments Settlement Agreement for eligible Pequonnock Apartment residents (180 days, subject to 60 day extensions for good cause).

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- BHA will comply with Pequonnock Apartment Settlement Agreement and subsequent revisions
  - BHA will comply with Father Panik Village Settlement Agreement and subsequent revisions

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

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

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
  - ⊙ 2 BHA will comply with Pequonnock Apartment Settlement Agreement and subsequent revisions
  - ⊙ 2 BHA will comply with Father Panik Village Settlement Agreement and subsequent revisions

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

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

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

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

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

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

**(5) Special Purpose Section 8 Assistance Programs**

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



The Section 8 Administrative Plan



Briefing sessions and written materials



Other (list below)

- ⦿ Pequonnock Apartment Settlement Agreement and subsequent revision
- ⦿ Father Panik Village Settlement Agreement and subsequent revision
- ⦿ Section 8 Voucher Homeownership Program upon funding availability

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



Through published notices



Other (list below)

- ⦿ Pequonnock Apartment Settlement Agreement and subsequent revision

## **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

### **A. Public Housing**

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

#### **(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

- ⊙ The family has lost eligibility for or is awaiting eligibility determination for a Federal, State or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent resident under the Immigration and Nationality Act who would be entitled to public benefits by for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996
- ⊙ The family would be evicted as a result of the imposition of the minimum rent

- ⊙ The income of the family has decreased because of changed circumstance, including the loss of employment, death in the family or other circumstances as determined by the PHA or HUD.

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

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:
  - ⊙ Residents may choose flat rent rates. Rates are listed in **4.A (2)**.

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)

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)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)
  - ⊙ Within ten calendar days of all changes in family composition or status.

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

**(2) Flat Rents**

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

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

The BHA has adopted flat rents based on a reduced rate of the Fair Market Rent for units comparable in size, location, quality, unit type, age, housing services, maintenance,

utilities and amenities in the area in which each public housing development is located. The BHA will apply flat rents to its inventory-wide public housing stock. The BHA used the Section 8 Annual Rent Reasonableness Study to establish the Fair Market Rents.

**PEQUONNOCK SECTION/LOWER WOOD AREA**

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

<b>Unit Type</b>	<b>Flat Rent</b>
Efficiency/Studio	\$413.00
One (1) Bedroom	\$525.00
Two (2) Bedroom	\$638.00
Three (3) Bedroom	\$731.00
Four (4) Bedroom	\$825.00
Five (5) + Bedroom	\$949.00

**SOUTH END/WEST END AREA**

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

<b>Unit Type</b>	<b>Flat Rent</b>
Efficiency/Studio	\$413.00
One (1) Bedroom	\$525.00
Two (2) Bedroom	\$638.00
Three (3) Bedroom	\$713.00
Four (4) Bedroom	\$825.00
Five (5) + Bedroom	\$949.00

**UPPER EAST SIDE/MILL HILL AVENUE AREA**

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

<b>Unit Type</b>	<b>Flat Rent</b>
Efficiency/Studio	\$450.00
One (1) Bedroom	\$563.50
Two (2) Bedroom	\$683.00
Three (3) Bedroom	\$750.00
Four (4) Bedroom	\$874.00
Five (5) + Bedroom	\$1005.00

**LOWER EAST SIDE/EAST END AREA**

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

<b>Unit Type</b>	<b>Flat Rent</b>
Efficiency/Studio	\$413.00
One (1) Bedroom	\$525.00
Two (2) Bedroom	\$638.00
Three (3) Bedroom	\$713.00
Four (4) Bedroom	\$825.00
Five (5) + Bedroom	\$949.00

**RESERVOIR AREA**

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

<b>Unit Type</b>	<b>Flat Rent</b>
Efficiency/Studio	\$488.00
One (1) Bedroom	\$600.00
Two (2) Bedroom	\$728.00
Three (3) Bedroom	\$806.00
Four (4) Bedroom	\$926.00
Five (5) + Bedroom	\$1065.00

**NORTH END AREA**

Clark Street, Woodside Avenue

<b>Unit Type</b>	<b>Flat Rent</b>
Efficiency/Studio	\$488.00
One (1) Bedroom	\$600.00
Two (2) Bedroom	\$728.00
Three (3) Bedroom	\$806.00
Four (4) Bedroom	\$926.00
Five (5) + Bedroom	\$1065.00

**LOWER NORTH END AREA**

<b>Unit Type</b>	<b>Flat Rent</b>
Efficiency/Studio	\$450.00
One (1) Bedroom	\$563.00
Two (2) Bedroom	\$683.00
Three (3) Bedroom	\$750.00
Four (4) Bedroom	\$874.00
Five (5) + Bedroom	\$1005.00

**BLACK ROCK AREA**

Belmont Avenue, Harbor Avenue, Scofield Avenue

<b>Unit Type</b>	<b>Flat Rent</b>
Efficiency/Studio	\$488.00
One (1) Bedroom	\$600.00
Two (2) Bedroom	\$728.00
Three (3) Bedroom	\$806.00
Four (4) Bedroom	\$926.00
Five (5) Bedroom	\$1065.00

## B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)
  - ⊙ HUD approved Section 8 Vouchers as per Pequonnock Apartment Settlement Agreement.

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)
  - ⊙ HUD approved Section 8 Vouchers as per Pequonnock Apartment Settlement Agreement allows for 100% to 159% of FMR

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

- Annually
- Other (list below)

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

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

**(2) Minimum Rent**

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

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

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

- ⊙ Lost eligibility while waiting for a determination for Federal, state or local assistance programs
- ⊙ Facing an eviction because of this hardship
- ⊙ Income decrease because of changed circumstance (unemployment)
- ⊙ Death in the family and other circumstances determined by the BHA or HUD.

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

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

### **B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	2419	320
Section 8 Vouchers	2426	10%
Section 8 Certificates	0	
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	183	0
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

### **C. Management and Maintenance Policies**

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

- (1) Public Housing Maintenance and Management: (list below)
  - ⊙ Affirmative Marketing Policy, Statement of Procedures and Fair Housing Procedures
  - ⊙ Capitalization Policy & Investment Policy
  - ⊙ Management Ten-Year Strategic Plan
  - ⊙ Procurement Policy
  - ⊙ Admissions and Continued Occupancy Policy, Resident Lease, Rent Collection Policy, Pet Policy, Emergency and Work Order Policy, Grievance Procedures
  - ⊙ Extermination Plan for each development
  
- (2) Section 8 Management: (list below)
  - ⊙ Section 8 Administration Plan
  - ⊙ Section 32 homeownership plan
  - ⊙ Section 8 Voucher Homeownership Program
  - ⊙ Section 32 Homeownership Plan, Declaration of Restrictive Covenants and Lease-to-Own lease

## 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)  
    ⊙ Director of Asset Management at 150 Highland Avenue, Bridgeport, CT

### B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office  
 Other (list below)  
    ⊙ Director of Section 8 at 150 Highland Avenue, Bridgeport, CT

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

### **A. Capital Fund Activities**

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

#### **(1) Capital Fund Program Annual Statement**

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) ct001b01

-or-

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

#### **(2) Optional 5-Year Action Plan**

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) ct001b01

-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)

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

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

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

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

- Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:
- ⊙ The BHA will explore mixed financing development activities in partnership with the City of Bridgeport to develop public housing during the plan year as part of the Pequonnock Replacement Housing plan.
  - ⊙ The BHA will also execute mixed financing development activities during the plan year as part of the Park City Redevelopment project.

- Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:
- ⊙ The BHA is currently developing a series of redevelopment plans to satisfy the Father Panik Settlement Agreement that will include mix

financing opportunities within smaller real estate development projects.

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

## 8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

### 2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Marina Village 1b. Development (project) number: CT26-P001-002
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(August 2008)</u>
5. Number of units affected: to be confirmed during discussion with community and residents, but remaining units not rehabilitated will be affected by this activity.
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: January 2007 to begin discussions with community and residents about Master Development Plan for Marina Village b. Submission of Master Development Plan to HUD for review and approval, which may include demolition activities in August 2008 c. demolition of other building to begin in January 2009, projected end date of activity in December 2014:

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Wayne Street	
1b. Development (project) number: CT26-P001-040	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(July 2005)</u>	
5. Number of units affected: 15 uninhabited units	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
N/A	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Former Father Panik Village	
1b. Development (project) number: CT26-P001-001 (original) CT26-P001-053 (development budget used)	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(April 29, 2005)</u>	
5. Number of units affected: Parcel is vacant	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development 7 acres	
<input type="checkbox"/> Total development	
7. Timeline for activity:	

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Park City Manor 1b. Development (project) number: CT26-P001-053k
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(September 2007)</u>
5. Number of units affected: to be confirmed during discussion with community and residents, but remaining units not rehabilitated will be affected by this activity.
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Planned disposition application in September 2007 b. Submit funding application for tax-credit program to CT Housing Finance Authority to augment development costs

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Former Father Panik Village 1b. Development (project) number: CT26-P001-001 (original) CT26-P001-053 (development budget used)
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(October 2008)</u>
5. Number of units affected: Parcel is vacant
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development approximately 10 - 12 acres
7. Timeline for activity: a. establish master plan for vacant property as mixed income mixed use site by 3 <sup>rd</sup> quarter of 2007 b. Develop financing plan based on Master Plan; will include City, Service providers, and Developers as potential stakeholders by 4 <sup>th</sup> quarter of 2008. c. Submit application in October 2008 d. begin development activity based on master plan recommendations, ability to secure public financing and availability of private development funds.

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Marina Apartments 1b. Development (project) number: CT26-P001
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(September 2008)</u>
5. Number of units affected: Parcel is vacant
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development approximately 5 acres
7. Timeline for activity: a. establish master plan for vacant property as mixed income mixed use site by 2 <sup>nd</sup> quarter 2007 b. Develop financing plan based on Master Plan; will include City, Service providers, and Developers as potential stakeholders by 3 <sup>rd</sup> quarter of 2007 c. Assemble and secure financing by 2 <sup>nd</sup> quarter 2008 and submit application by September 2008. d. begin development activity based on master plan recommendations, ability to secure public financing and availability of private development funds

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Pequonnock Lot 1b. Development (project) number: CT26-P001-026
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(September 2008)</u>
5. Number of units affected: <u>0</u>
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

7. Timeline for activity:  
 establish master plan for vacant property as mixed income mixed use site by  
 2<sup>nd</sup> quarter 2007
- e. Develop financing plan based on Master Plan; will include City, Service providers, and Developers as potential stakeholders by 3<sup>rd</sup> quarter of 2007
  - f. Assemble and secure financing by 2<sup>nd</sup> quarter 2008 and submit application by September 2008.
  - g. begin development activity based on master plan recommendations, ability to secure public financing and availability of private development funds

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Marina Village 1b. Development (project) number: CT26-P001-002b
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(October 5, 2006)</u>
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development, for easement with CT Light and Power <input type="checkbox"/> Total development
7. Timeline for activity: Approved in October 5, 2006

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Marina Apartments 1b. Development (project) number: CT26-P001-002
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(March 2007)</u>
5. Number of units affected: Parcel is vacant
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development, for easement to CT Light and Power <input type="checkbox"/> Total development
7. Timeline for activity:

<b>Demolition/Disposition Activity Description</b>
1a. Development name: 168-172 Catherine Street, 158-168 Catherine Street, 207 Catherine Street, 152-156 Catherine Street
1b. Development (project) number: CT26-P001-053
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(August 2007)</u>
5. Number of units affected: three properties are vacant
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Submission of application: August 2007 b. HUD review and approval: January 2008 c. Transaction completion: March 2008

<b>Demolition/Disposition Activity Description</b>
1a. Development name: 26 Adams Street, 244-246 Olive Street, 331 Alba Street, 319, 325, 329 Woodlawn Avenue
1b. Development (project) number: CT26-P001-053
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(October 2007)</u>
5. Number of units affected: properties are vacant
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Submission of application: October 2007 b. HUD review and approval: February 2008 c. Transaction completion: April 2008

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

[24 CFR Part 903.7 9 (i)]

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

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

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

**10. Conversion of Public Housing to Tenant-Based Assistance**

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

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

1.  Yes  No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan	

(date submitted or approved: )

- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

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

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

#### 2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Scattered Sites 1b. Development (project) number: to be determined
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (9/30/2007)
5. Number of units affected: 20 7. Coverage of action: (select one) <input checked="" 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.)

Upon funding availability

### 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:

### **Section 8 Homeownership Capacity Statement**

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

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

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (1)]

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

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

- Yes  No: Has the PHA 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. )

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Computer Learning Center</i>	<i>400</i>	<i>Random</i>	<i>PT Barnum</i>	<i>Public Housing</i>
<i>Resident Secretary</i>	<i>1</i>	<i>Advertise</i>	<i>Community Affairs Department</i>	<i>Public Housing</i>
<i>Resident Service Coordinator for elderly and disabled households</i>	<i>1000</i>	<i>Random</i>	<i>Community Affairs Department</i>	<i>Public Housing</i>
<i>Scholarship Program</i>	<i>2</i>	<i>Random</i>	<i>Community Affairs</i>	<i>Public Housing</i>
<i>Homeownership</i>	<i>Varies</i>	<i>Random</i>	<i>Resident Selection</i>	<i>Public Housing and Section 8</i>
<i>Job Developer</i>	<i>2917</i>	<i>Random</i>	<i>Community Affairs</i>	<i>Public Housing and Section 8</i>
<i>After-School Programs</i>	<i>50</i>	<i>Random</i>	<i>Marina Village</i>	<i>Public Housing, Section 8 and general public</i>
<i>Summer Sunsational Camp</i>	<i>75</i>	<i>Random</i>	<i>Site Offices</i>	<i>Public Housing Residents</i>
<i>GED Program</i>	<i>20</i>	<i>Specific Criteria</i>	<i>Site offices/Early Care and Education Training Institute</i>	<i>Public Housing</i>
<i>Renter's Rebate Program</i>	<i>450</i>	<i>Elderly/Disabled</i>	<i>Site Offices</i>	<i>Public Housing</i>
<i>Resident Association Leadership Training</i>	<i>9</i>	<i>Resident Association Officers</i>	<i>Resident Associations/Site Offices</i>	<i>Public Housing</i>
<i>Credit Smart</i>	<i>36</i>	<i>Random</i>	<i>Gary Crooks Center</i>	<i>Public Housing/ Section 8</i>

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	N/A	2 as of April 16, 2007
Section 8	96	68 as of April 16, 2007

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

If no, list steps the PHA will take below:

### C. Welfare Benefit Reductions

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

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

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

The Authority will operate within the following guidelines:

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

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

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

#### 1. COMMUNITY SERVICE ACTIVITIES

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

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

#### 2. SELF-SUFFICIENCY ACTIVITIES

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

#### 3. LEASE REQUIREMENTS

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

#### 4. ADMINISTRATION OF PROGRAM AND REQUIREMENTS

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

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

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

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

#### 5. NOTIFICATION PROCESS

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

Current residents will be notified annually by, but not limited to, mail, flyers, resident association meetings, monthly and quarterly mailers, and public meetings.

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

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

Marina Village, PT Barnum, Trumbull Gardens, Charles Greene, Marlboro Court, Atlantic Street, Poplar Street, Harborview Towers, Fireside Apartments, Boston Commons

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)
  - ⦿ Continuation of the unarmed security patrols in BHA developments
  - ⦿ Continued income mixing
  - ⦿ Providing homeownership opportunities
  - ⦿ Planned revitalization of Marina Village
  - ⦿ Installation of security cameras and security lighting at Marina Village, Charles Greene Homes, Trumbull Gardens, Harborview Towers, and PT Barnum Apartments
  - ⦿ Assisting residents obtain a skill, trade or higher education through the Authority's scholarship program and job development programs through the ROSS grant
  - ⦿ Narcotic Hotline #576-7983 and Gang Hotline #334-4264. Identification of all callers is not required and shall remain private should the caller identify themselves

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

Marina Village, PT Barnum, Trumbull Gardens, Charles Greene, Marlboro Court, Atlantic Street, Poplar Street, Harborview Towers, Fireside Apartments, Boston Commons

**C. Coordination between PHA and the police**

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

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

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

Marina Village, PT Barnum, Trumbull Gardens, Charles Greene, Marlboro Court,  
Atlantic Street, Poplar Street, Harborview Towers, Fireside Apartments, Boston  
Commons

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2007 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)



## **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

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

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

Additional fees and restrictions apply, which is contained in the Admissions and Continued Occupancy Policy. The document is available for review to the public.

A revision was made to this year's policy – the refundable pet deposit was reduced from \$200 to \$100.

## **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? 6
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 – for select scattered sites
  - Development-based accounting
  - Comprehensive stock assessment
  - Other: (list below)
    - ⦿ Physical Needs Assessment Update
    - ⦿ Energy Audit and Performance Contract
  
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
  
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)  
 Attached at Attachment (File name)  
 Provided below:
  
3. In what manner did the PHA address those comments? (select all that apply)  
 Considered comments, but determined that no changes to the PHA Plan were necessary.  
 The PHA changed portions of the PHA Plan in response to comments  
List changes below:  
See resident comments in attachment ct001d01  
  
 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: (describe)

##### 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: (provide name here)

City of Bridgeport

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

The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

The Authority is participating in the Asset Control Area Participation Program.

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

### **D. Other Information Required by HUD**

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

The Authority is complying with HUD's default definition of substantial deviation or significant amendment to the Annual Plan, which is as follows:

- Changes to the rent or admissions policies or organization of the wait list
- Additions to non-emergency work items or change in the use of the replacement reserve funds under the Capital Fund Program
- Any changes with regards to demolition, designation, homeownership programs or conversion activities

## Attachments

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

Capital Fund Program P & E Statements attached as ct001b01  
Replacement Housing Factor Fund P & E Statements attached as ct001c01  
Attendance sheets and Resident Comments are attached as ct001d01

November 4, 2005

Pembroke Green I

Project Based Section 8 Participants

Owners & Tenants

Under the terms of the sale agreement with the current owners of the properties, property owners were required to occupy the rental unit through Project Based Vouchers.

**Tenant's Name & Address**

**Owner's Name & Address**

Yanira Diaz  
181 Hamilton Street  
Bridgeport, CT 06608

Angel Bernard  
177 Hamilton Street  
Bridgeport, CT 06608

Teria Fleming  
674 Pembroke Street  
Bridgeport, CT 06608

Vera Maximin  
668 Pembroke Street  
Bridgeport, CT 06608

Yolanda Jones  
195 Hamilton Street  
Bridgeport, CT 06608

Ivy Hall  
191 Hamilton Street  
Bridgeport, CT 06608

N/A

Jorge F. Velazquez  
716 Pembroke Street  
Bridgeport, CT 06608

Luz Neco  
696 Pembroke Street  
Bridgeport, CT 06608

Juana Sasso  
700 Pembroke Street  
Bridgeport, CT 06608

Gayzella Pettway  
60 Martin Luther King Dr.  
Bridgeport, CT 06608

Christina Black  
56 Martin Luther King Dr.  
Bridgeport, CT 06608

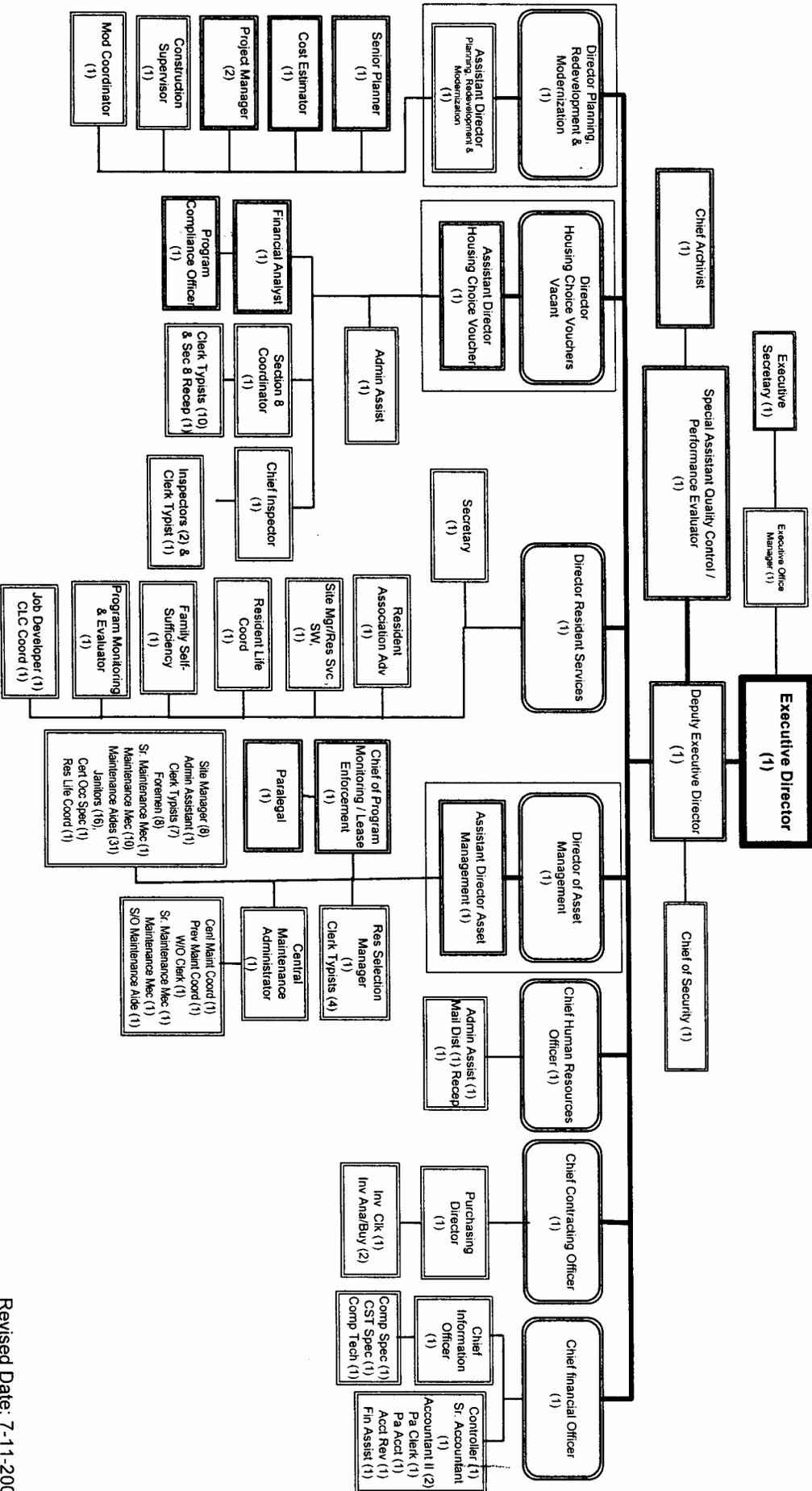
N/A

Norma Osuna  
221 Hamilton Street  
Bridgeport, CT 06608

N/A

Barbara McDonald  
163 Hamilton Street  
Bridgeport, CT 06608

**BOARD OF COMMISSIONERS**



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**Appendices, Attachments, Certifications and Supporting Documents**

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

<i>Book attachment</i>	<i>Description</i>	<i>Template attachment</i>
• Attachment A	Annual Plan Narrative	ct001a01
• Attachment B	Admissions & Occupancy Policy	N/A
• Attachment C	Capital Fund Program Statement	ct001b01 & c01
• Attachment D	Resident and Public Comments	ct001d01
• Attachment E	Section 8 Administrative Plan	N/A
• Attachment F	Additional Policies	N/A
• Attachment G	Grievance Procedure	N/A
• Attachment H	Approved 5(h) Homeownership Plan	N/A
• Attachment I	Procurement Policy	N/A
• Attachment J	Father Panik Village Settlement Agreements	N/A
• Attachment K	Pequonnock Apartments Settlement Agreement	N/A
• Attachment L	Procedure Manual	N/A
• Attachment M	Lease	N/A
• Attachment N	Memorandum of Agreement	N/A
• Attachment O	Reserved for additional information	

## Executive Summary – 2007 Update

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### General Description

The Housing Authority of the City of Bridgeport recently passed the U.S. Department of Housing and Urban Development's (HUD) annual physical inspection for the second year in a row. Our Capital Fund Program is being obligated and expended in a timely manner. Deferred maintenance items are being addressed. Our occupancy rate is at an all-time high at 98%. Resident participation has increased and organizational stability is in place. We are striving for designation as a high performing public housing agency. In the past two years, we have focused our efforts to master planning activities that will lead to on-going improvements both organizationally and physically. Portions of various landscape and security surveillance master plans for our family complexes are underway; a BHA Wide Energy Audit is complete and we expect an Energy Conservation Measure program that will lead to the modernization of numerous systems; a Voluntary Compliance Agreement with HUD has been implemented for purposes of meeting our obligations for accessibility and 504 compliance requirements; our Admissions and Continued Occupancy Policy has been revised and numerous management improvement efforts are on-going for organizational, operational, policy and procedural efficiencies; and a Master Plan for the final 234 units of the Father Panik Village Replacement Program which includes a financing plan are being prepared.

However, in light of these recent organizational improvements, all housing authorities are expected to honor their commitments with less funding for the Public Housing Program, Section 8 program and the Capital Fund Program. The BHA is not exempt from these cutbacks and we expect to be faced with difficult decisions.

The following are brief progress reports:

### Father Panik Village Replacement Program

To date, the Authority has completed 584 units out of 818 required under the Father Panik Village Settlement Agreement. In order to produce the remaining 234 units of replacement housing, the BHA will leverage the balance of its development fund with other funding sources. The BHA has prepared a comprehensive replacement housing development plan that will utilize both physical and monetary resources from the BHA, the City of Bridgeport, private and non-profit developers and various financial institutions. The revised development plan has been memorialized in a revised settlement agreement which was executed by BHA, HUD and the plaintiffs.

### Capital Fund Program/Modernization Activities

The BHA will maintain its commitment to address deferred maintenance deficiencies, vacancy reduction efforts and REAC physical assessment deficiencies. We shall retain the following general approach to sequencing modernization priorities:

- Emergency Work – to eliminate any emergency or potential emergency conditions. Emergency remediation must be expedient and sensitive to budgetary constraints
- Statutory or Code Compliance – in particular 504 compliance

- Energy Conservation Measures (ECM) – to yield cost savings, which can in turn add resources to the operating budget. The BHA intends to engage a consulting firm and/or an ESCO to conduct an energy audit and enter into an Energy Performance Contract.
- Building Envelope – such as roofing, brick repair/replacement, window and door replacement, etc.
- System Replacement – which affect the entire structure such as plumbing, electrical, HVAC, etc.
- Interiors – specific to unit improvements and administrative offices
- Administrative – activities that would support management and operational improvements such as staffing, A & E consultations, special consultation firms, security needs, resident programs, training, acquisition, relocation, technology improvements and inventory controls
- Grounds – once the buildings and all related systems are upgraded, the grounds will be addressed in a comprehensive approach.
- Development Activities – to develop/purchase properties to meet Father Panik Village Replacement Requirements and/or increase supply of affordable rental housing units

#### Public Housing Program

The Authority has made policy changes to its public housing program. The new Admissions and Continued Occupancy Policy was revised in June 2007. We expect a new version of the lease to be published by November 2007. The BHA must improve its delivery of vacant unit turnaround time. We intend to address this issue utilizing the Capital Fund Program to support the manpower, both in maintenance and in the Resident Selection office. Our goal is to have the vacant units physically ready within 14 – 21 days and to be occupied within 7 days. Should there be any changes to the policy, the BHA will advise its residents and community at large and allow for a comment period as required by law.

#### Section 8 Program

The program's funding has been reduced, thus the operative difference is the ability of the Authority to pay for higher rents. The BHA changed its policy to reduce the maximum payment standard from 110% of the Fair Market Rent to 105%. The reason is to retain as many voucher holders, rather than to cut households from the program.

#### Resident Services

The BHA has been active in its efforts to develop operating local councils and a strong Resident Advisory Board. We have and will continue to provide resident training activities for the leadership and for employment and/or self-sufficiency improvements. We are committed to working with the residents and its leaders.

#### Security

The BHA expects continued police service from the Bridgeport Police Department. It is imperative to understand that maintaining the security of public housing complexes serves both the Housing Authority and the entire City. Control the crime in public housing and the City will continue to see a decline in overall criminal activity.

Conclusion

The BHA has entered into a new phase and we are ready for the challenges ahead. It is our earnest goal to make this housing authority a high performing authority in the State and in the Nation. And we must do this in partnership with the City of Bridgeport, its residents, business entities, community support organizations, the public at large and the BHA's dedicated employees.

## Introduction

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### Purpose and Intent

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

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

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

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

### Mission

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

### Strategic Goals and Action Objectives

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

## **Strategic Goal #1**

### **Expand the availability and supply of assisted housing**

#### ***Action Objective #1***

Reduce public housing vacancies by:

1. Striving to sustain an occupancy rating of 98% currently and raising it to 99% by October 1, 2008. The BHA will continue to identify policies, procedures, operational systems and staffing patterns that impact the availability of assisted housing. As we identify those issues, we will make every effort to revise them to achieve our goal. In our most recent assessment of vacant units, we have reduced numerous long-term vacant units. Although the current vacant turnaround time is 74 days, we expect a markedly improved turnaround time by next year. We are committed to our efforts to maintain a high occupancy rating by utilizing creative and tested policies and procedures.
2. Reducing vacant unit turn-around time from current average of 68 days to 40 days by October 2008 and less than 30 days by October 2009. In addition, the Authority is in the process of developing a staffing pattern (force account) that should improve the time it takes to get a unit ready for occupancy, without sacrificing our efficiency with routine maintenance work orders and emergency work orders. We also plan to implement a staff training program that will increase the skills of our workforce so we may address the number of make ready days.
3. The City of Bridgeport, the BHA, HUD and the plaintiffs recently executed a revised Memorandum of Agreement regarding the redevelopment of Pequonnock Apartments replacement housing program. The revised agreement requires the City to redevelop 60 units of public housing.
4. The public housing waiting list was re-opened and there is no timeframe to close it at this point. Although we retain the right to close the wait list when the list is above 700 applicants.
5. Marina Village also must utilize a Master Planning exercise in order to determine a better use for the site. The site remains concentrated and the previous use of Capital Fund Program monies were found to be inefficient and will take too long to complete the balance of the site. Along with this exercise is to create a financing plan to go along with the master plan.

#### ***Action Objective #2***

Leverage private or public funds to create additional housing opportunities through various financing options such as State tax credit programs, private financing, bond underwriting and credit to be used for the acquisition, construction or rehabilitation of housing for low and/or moderate income households. The funds will not be used to supplement our general operating expenses.

#### ***Action Objective #3***

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

1. Redeveloping the balance of Marina Village that will achieve reduced density, better streetscapes and curb appeal, and a mixed-income neighborhood. We intend to utilize a different approach compared to the previous course of action by rehabilitating 2 to 3 buildings annually using Capital Funds alone.

2. Redefine the development plan for Park City Manor using State funding (Next Step Program and Tax Credit funding).
3. Execute development plans for the remainder of the Father Panik Village replacement program.
4. Apply and implement a Section 32 homeownership program through the Father Panik Village settlement program.

***Action Objective #4***

Payment standards may be adjusted from 90-110% of the current fair market rents. The current payment standard for 2007 is 105% of the 2007 fair market rents. The BHA is required to place in service 245 project based vouchers through the Father Panik Village revised settlement agreement.

**Strategic Goal #2**

**Improve the quality of assisted housing.**

***Action Objective #1***

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

1. Educating and training staff to signify their importance and contribution to the Authority's rating. We are engaging in creative and unique approaches to address our weaknesses.
2. Investing Capital Fund Program monies towards vacancy reduction, maintaining and/or replacing obsolete systems, improving technology equipment, upgrading kitchens and bathrooms, responding to code compliance requirements and addressing pending emergency work items as needed.
3. Enforcing the Admissions and Continued Occupancy Policies, which include Flat Rent, Exemptions, Pet Policy, Nuisance Activities, Calculation of Rent, Criminal Activities, One Strike Policy, Fraud and non-reporting of income. The Authority has installed the necessary software to conduct INS background checks to ensure residency eligibility of applicants. We worked out the technical difficulties to verify income information through the Department of Labor's database.
4. Increasing the effectiveness of unit inspections using PHA UPCS standards. Staff have been trained & certified to conduct annual UPCS inspections at all developments. The final reports are submitted to the Director of Property Management and a follow up action plan is developed listing the priority of work orders to be issued.
5. Educating our residents through orientations and on-going follow up about the importance of maintaining the smoke detectors, GFI outlets and clearing access for exits.
6. Conduct an Energy Audit and Energy Conservation Measures based on the audit utilizing the Energy Performance Contracting format.

***Action Objective #2***

Improve our SEMAP score by:

1. The Authority's payment standard is 105% due to funding cuts. However, we will comply with the payment standards set forth under the Pequonnock Apartment Settlement Agreement.

2. Continuing our recruitment/outreach campaign of landlords to include non-impacted neighborhoods.
3. Improving our automated waiting list system so it may be user friendly, convenient to use, and fairly accurate.
4. Conducting our HQS inspections in advance of prospective tenants and to incorporate technology as a tool for increasing the effectiveness of the inspectors.
5. Linking with the CT Housing Finance Authority and non-profit developers to build affordable housing units with some project-based voucher units. This will allow the Authority to increase its availability of such units that can result in increased utilization of vouchers.
6. And implementing any and all updates to the Section 8 Administrative Plan.

***Action Objective #3***

Renovate or modernize public housing as needed:

1. The remaining large complex that requires modernizing is Marina Village.
2. Renovation and/or capital improvements are scheduled annually and is submitted for HUD approval. The terms of priorities are as follows:
  - Emergency Work
  - Statutory or Code Compliance
  - Energy Conservation Measures (ECM)
  - Building Envelope
  - System Replacement
  - Interiors
  - Administrative
  - Grounds
  - Development
3. Conduct Energy Audit and Energy Conservation Measures utilizing the Energy Performance Contracting format.

***Action Objective #5***

Demolish or dispose of obsolete public housing

1. The Authority intends to develop a Master Plan for the modernization of Marina Village, it shall incorporate resident concerns and community issues. Although there are no concrete plans laid out, we estimate that there might be demolition activities under the Master Plan.
2. The Authority may request the disposition of various BHA properties subject to an approved Redevelopment and/or Replacement Housing Plan.. Any and all vacant lots owned by the Authority may be subject to a disposition application.

***Action Objective #6***

Provide replacement housing. The BHA has been diligent in its duty to complete the Father Panik replacement program.

**Strategic Goal #3**

**Increase assisted housing choices**

***Action Objective #1***

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

***Action Objective #2***

Upon completion of the plan and approval by HUD, BHA will implement a Section 32 homeownership program..

***Action Objective #3***

Implement the Authority's transfer policy and admission policy for scattered site developments. The Authority has previously implemented a transfer policy for our scattered site developments and we are implementing admissions of public housing wait list applicants into scattered sites provided they meet certain requirements. We intend to practice this policy to respond to the de-concentration rule, to effectively income-mix our population, to ensure that scattered site units are maintained properly, and to reduce our vacancy rating.

***Action Objective #4***

Provide options for people with disabilities and elderly families

1. Park City Manor, upon completion will include congregate services (hot meal, cleaning, house chores, and basic health maintenance) for 35 eligible elderly individuals.
2. Park City Manor will also contain a separate section for disabled households. They will have separate entrances, parking and services from the elderly population.
3. Preferences have been established for the admissions on eligible disabled non-elderly individuals for Section 8 vouchers so they may live in the community as independently as possible.
4. Conduct planning meetings with local organizations to address support systems needed for people with disabilities.
5. Comply with the Voluntary Compliance Agreement
6. Comply with the Consent Decree under the Matyasovsky v BHA agreement
7. Building more 1-bedroom units

**Strategic Goal #4**

**Provide an improved living environment**

***Action Objective #1***

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

1. The BHA shall maintain an average response time of less than 24 hours in responding to emergency work orders.
2. The BHA will follow its preventative maintenance plan.
3. The BHA shall reduce the vacant-unit turn-around time to less than 30 days by October 2009.

4. The BHA shall achieve excellent 'curb appeal' for its public housing developments by improving its landscaping, making the properties litter free and other actions.
5. The BHA shall enforce its emergency call-back system.
6. The BHA shall maintain an average response time of five (5) days in responding to routine work orders.
7. The BHA shall have all of its units in compliance with REAC standards through expending Capital Fund Program resources to deal with deferred maintenance, timely inspections, technology upgrades, and staff trainings.
8. The Authority will explore partnership activities with the City of Bridgeport and community organizations, which can promote this goal.
9. Conduct Energy Audit and Energy Conservation Measures utilizing the Energy Performance Contracting format to reduce the maintenance needs of the current systems.

***Action Objective #2***

Implement public housing security improvements.

1. The BHA shall continue to enforce its 'One Strike' policy. The BHA shall aggressively pursue the arrest and prosecution of persons committing criminal acts on or off BHA developments.
2. The BHA will continue to track residents arrested or persons arrested on or off Authority property by accessing records from different agencies.
3. The BHA shall reduce crime in its developments every year by working closely with the Housing Police Unit.
4. The BHA shall reduce its evictions due to violations of criminal laws every year, through aggressive screening measures.
5. The BHA shall continue to work with the Housing Police Unit to better define the edge problem of crime that occurs near our developments and create strategies for identifying and reducing this problem.
6. Increase police and security coverage, physically and through technology, to include Charles Greene Homes in partnership with the Police Department.
7. Conduct and complete a Master Health and Safety Security Plan. Define a financing plan in order to implement the Security Plan.
8. We intend to install a CCTV system throughout the Authority's inventory.

***Action Objective #3***

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

1. The Authority has instituted the transfer policy to scattered site developments and has worked successfully. The Authority is allowing for public housing wait list applicants to be admitted into scattered site provided they meet certain criteria.
2. Applicants from the public housing wait list will be encouraged to reside in one of our developments initially so we may ensure that income mixing occurs.
3. We also recognize that some of our developments will remain lower-income developments and will satisfy the intent of the federal housing statutes of providing affordable housing to low-income families.

**Strategic Goal #5**

**Promote self-sufficiency and asset development of assisted households**

***Action Objective #1***

Increase the number and percentage of employed persons in assisted families

1. The Authority has implemented the Employment Training Center and the Job Developer remains available to address this particular objective.
2. We intend to seek other ROSS grants to expand our services.
3. The Authority has allocated Capital Fund Program monies towards Resident Programming, which will include leadership training, youth programs, and elderly/disabled recreational programs.
4. The Authority will implement the Community Service Requirement.
5. Collaborate with social service agencies that provide training and support services for employment options.
6. Continue implementation of the Self-Sufficiency Program as supervised by the Community Affairs Department.
7. The Authority from time to time creates job openings available for residents of public housing and will continue to do so.

***Action Objective #2***

Provide supportive services for people with disabilities and for elderly families

1. The Authority is designating Park City Manor for elderly only with 35 units for congregate services.
2. Park City will also contain approximately 48 units for the disabled population with support services.
3. The Authority will conduct planning meetings with local organizations and develop housing recommendations for people with disabilities.
4. Partner with Connecticut Legal Services to provide legal support/services to at-risk individuals and/or households in order to maintain their residency status with the BHA.
5. Satisfy ADA and Section 504 compliance requirements (Voluntary Compliance Agreement)
6. Implement the terms of the Consent Decree under Matyasovsky v BHA case.
7. The Authority is open for discussions with state agencies that fund assisted living facilities and the support systems needed for their success. We are interested in utilizing some of our units for the purpose of supporting people with disabilities.
8. Continue the services provided by our Adult Social Worker.

***Action Objective #3***

Develop a sound and comprehensive homeownership programs that target households (either in public housing or Section 8 programs) who will meet requirement thresholds.

**Strategic Goal #6**

**Ensure equal opportunity and affirmatively further fair housing.**

***Action Objective #1***

Enable staff and residents to ensure full compliance with Federal, state and local civil rights laws and regulations by conducting training sessions with local and federal officials. Respond to 504 compliance requirements by utilizing Capital Fund Program monies to retrofit and create UFAS units. The BHA will conduct training activities.

**Strategic Goal #7**

**Maintain a fiscally responsible and responsive public housing agency.**

***Action Objective #1***

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

1. BHA shall operate so that income exceeds expenses every year.
2. BHA shall revise and implement its technology plan supporting the Authority's mission.
3. BHA shall implement an effective anti-fraud program utilizing the State Department of Labor information, and the State TANF Agency, the Immigration and Naturalization Service information, and the Authority's Legal Counsel.
4. Conduct an Energy Audit and Energy Conservation Measures utilizing the Energy Performance Contracting format to realize energy savings and reduce maintenance costs.

**Strategic Goal #8**

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

***Action Objective #1***

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

1. Continuing open dialogue on a regular and consistent basis consisting of top management staff.
2. Hire a Resident Associate Advocate.
3. Enforce community service requirements as per HUD guidelines.
4. Develop a Modernization Committee within the Resident Affairs Board.

***Action Objective #2***

Provide after-school activities to children of public housing.

**Strategic Goal #9**

Identify and acquire appropriate scattered site housing throughout the City of Bridgeport suitable for compliance with the Father Panik Village Settlement Agreement.

## Needs Assessment

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### Purpose and Intent

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

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

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

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

### City of Bridgeport Socio-Economic Climate – A Community Analysis

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

#### A. Demographics

##### *Population*

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

##### *Households and Household Size*

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

##### *Population by Race/Ethnicity*

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

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

***Household and Family Income***

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

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

**B. Household Trends**

***Renter/Owner Occupied Households***

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

***Low Homeownership Rate***

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

***Households by Age***

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

**C. Housing Characteristics**

***Housing Breakdown by Number of Units in Structure***

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

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

### ***Vacant Housing Stock***

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

### **Statement of Housing Needs – City of Bridgeport**

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

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

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

### **Statement of Housing Needs – Bridgeport Housing Authority Waiting List**

The Authority recognizes that there is a need for one-bedroom units for single individuals (51%) and two bedroom units (40%). The Authority will make every effort to produce Father Panik Village replacement units and any other subsequent units thereafter that meet the needs of the community.

It is important to note that the Section 8 waiting list was opened in August 2003 briefly and our wait list has grown to over 5,500 applicants.

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

## Financial Resources

### Purpose and Intent

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

### FY2004 Financial Resources

The Table below highlights the financial resources that are anticipated to be available for FY 2007 to the BHA for the support of Federal public housing and tenant based Section 8 assistance programs administered by the BHA during the Plan year. Because the data utilized to prepare this financial resources statement are not as complete as the information used to prepare the actual budget, the Bridgeport Housing Authority specifically reserves the right to amend this financial resources statement based upon later, better information.

#### FY2007 Financial Resources

Sources	Planned \$	Planned Uses
<a href="#"><u>Public Housing Operating Fund</u></a>	11,220,873	Public Housing Operation
<b>Public Housing Capital Fund Replacement Housing Fund</b>	4,056,187 545,741	Capital Fund Program and Replacement Housing Program
<b>Annual Contributions for Section 8 Tenant Based Assistance</b>	23,423,425	Rent Subsidies
<b>Resident Opportunity and Self Sufficiency Program</b>	350,000	Computer training specialist, job developer & pre-employment training program
<b>Community Development Block Grant</b>	5,000	Transportation for Youth/Seniors; Family Self Sufficiency; North End Social Services
<a href="#"><u>HOME</u></a>		
<b>Prior Year Federal Grants</b>		
<b>Public Housing Dwelling Rental Income</b>	6,070,555	Public Housing Operation, Tenant Services
<b>Other Income – Operations</b>	526,552	Operations
<b>Other Income – Funding for Replacement Units</b>	169,195 as of 9/30/06	Replacement of Father Panik units
<b>TOTAL</b>	<b>\$46,017,528</b>	

## Eligibility, Selection and Admission

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### Purpose and Intent

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

### Public Housing Eligibility, Selection and Admission

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

#### A. Local Objectives

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

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

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

**B. Standard Eligibility**

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

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

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

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

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

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

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

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

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

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

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

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

### C. Application Procedure

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

Applications will be accepted at a central location for both the general public housing and elderly housing waiting lists. HACB electronic submission internet website or down load Pre-applications. Each applicant is given the opportunity to express two preferences for housing or a Section 8 Voucher under the Pequonnock Apartment Settlement Agreement.

The application process will involve three phases:

- The first is the "initial" application for admission (referred to as a pre-application). This first phase is to determine the family's eligibility for, and placement on, the waiting list. The pre-application will be dated, time-stamped, and filed at the BHA office tenant selection and assignment office.

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

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

**D. Assignment**

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

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

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

**E. Admissions Preferences**

The Authority will exceed the Federal targeting requirement by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income. The Authority has no preference for mixed population buildings other than those listed in the tenant selection and assignment plan for Fireside Apartments and 25 one bedroom scattered sites.

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

1. Involuntary displacement, which may include disaster, government action, action of housing owner, inaccessibility, and/or property disposition. The Authority defines disaster to include major catastrophic events that cannot either foreseen not prevented by the applicant such as hurricanes, tornadoes, earthquakes, etc.
2. Working families

Families applying must be income eligible.

**F. Transfer Policy**

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

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

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

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

All interested residents may submit an “Application for Transfer” form available in all Site Offices. The completed application must be signed by the Site Manager, dated and time stamped and forwarded to the Transfer Committee who then determines their eligibility and priority status. Once approved the Resident Selection Office and placed for assignment. Transfer applications will be approved if residents have paid all rent and other charges and are otherwise in compliance with their lease.

A new priority list has been approved under the Authority’s Admissions and Continued Occupancy Policy.

Exceptions to the good record requirements may be made for emergency transfers or when it is to the Authority’s benefit to make the transfer.

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

**G. Scattered Site Waiting List**

The City of Bridgeport is scheduled to replace 60 units over a period of six years of replacement housing for the Pequonnock Apartments. Eligible former residents are entitled to these units according to the Pequonnock Apartment Settlement Agreement. Administration of these units will comply with that agreement.

The Authority will operate Pembroke II as a scattered site program but with more specific guidelines. The guideline for occupancy is located in Chapter 4 Section S of the Authority’s Admissions and Continued Occupancy Guideline.

**H. Occupancy**

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

- The Authority – Resident Lease
- The Authority’s Admissions and Continued Occupancy Policy

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

**I. Deconcentration and Income Mixing**

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

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

The following analysis of the Authority’s family and elderly developments to determine concentrations of poverty indicates the need to promote deconcentration of poverty or income mixing. However, the Authority is fully compliant in addressing the intent of the U.S Housing Act of 1937 and subsequent revisions by providing affordable housing to very low-income and low-income households. The following chart show the deconcentration analysis conducted by the Authority indicating which sites fall in and out of the Deconcentration Rule.

Site	Adjusted Avg	% adj avg	exempt?
marina village	\$9,029	57%	
pt barnum	\$9,612	61%	
charles greene	\$9,440	60%	
fireside	\$12,047	77%	
fireside	\$13,423	85%	1
harborview tower	\$12,125	77%	
fireside	\$13,478	86%	1
norman court	\$20,790	132%	
boston commons	\$12,097	77%	
atlantis	\$15,326	98%	1
scattered sites 1- 25	\$19,794	126%	
marlboro court	\$9,936	63%	
scattered sites 1 - 27	\$13,540	86%	1
scattered sites 1 - 28	\$14,570	93%	1
willow mews	\$13,609	87%	1
scattered sites 1 - 30	\$17,997	115%	1
scattered sites	\$17,994	115%	1
scattered sites	\$17,341	110%	1

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scattered sites 1 - 33	\$21,072	134%	
scattered sites 1 - 34	\$20,965	134%	
sheridan street townhouse	\$14,168	90%	1
scattered sites 1 - 36	\$28,814	183%	
park avenue townhouse	\$15,383	98%	1
scattered sites 1 - 38	\$16,095	102%	1
scattered sites 1 - 39	\$20,616	131%	
scattered sites	\$17,305	110%	1
scattered sites 1 - 43	\$13,924	89%	1
scattered sites 1 - 47	\$18,108	115%	
scattered sites 1 - 49	\$14,172	90%	1
scattered sites 1 - 50	\$17,414	111%	1
scattered sites 1 - 51	\$17,140	109%	1
scattered sites 1 - 53	\$19,592	125%	
trumbull gardens	\$11,289	72%	

## Section 8 Eligibility, Selection and Admission

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

### A. Local Objectives

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

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

**B. Standard Eligibility**

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

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

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

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

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

**C. Outreach**

Family Outreach

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

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

#### Owner Outreach

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

#### **D. Waiting Lists**

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

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

Applicants will be removed from the waiting list if:

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

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

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

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

#### **E. Search Time**

The voucher is initially issued for 60 calendar days. The family must submit a Request for Approval of the Tenancy and Lease within the 60 day period unless an extension has been granted by the Authority. The maximum time frame for a Voucher is 120 days. After the 120 days has elapsed and the family has not been successful in finding a unit, the Housing Choice Voucher will expire. The only exceptions are elderly and disabled families requiring an accessible unit and Pequonnock Relocation families. Extensions are granted at the discretion of the housing authority and submission of documentation explaining why the Voucher was not implemented within the given time frame.

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

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

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

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

#### **F. Admissions Preferences**

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

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

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

- ⊙ A participant family is living in a unit which is now overcrowded or under-occupied for its family size and is forced to move though no fault of their own
- ⊙ A participant family who proves extenuating circumstances in their current living situation that places them in a life-threatening situation
- ⊙ Lower income families who would be or are actually displaced by a government action
- ⊙ Participants with a certificate or housing voucher who were admitted after June 30, 1984, and who want to move to another unit without assistance and whose income is greater than 50 percent MFI
- ⊙ Families who are displaced due to demolition of a low income public housing complex which will result in the current residents having to be relocated to alternative housing
- ⊙ Single disabled non-elderly persons
- ⊙ Families residing in a complex subject to a homeownership program

- ⊙ Families residing in a multi-family rental housing complex which HUD sells, forecloses or demolishes
- ⊙ Portability families from another jurisdiction holding a valid housing choice voucher.

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

**G. Pequonnock Apartment Settlement Agreement**

The Housing Authority, HUD, CT Legal Services, City of Bridgeport, and Pequonnock Resident Council has executed a revised Memorandum of Agreement regarding the redevelopment of the Pequonnock Apartments. The City of responsible for redeveloping 60 units of public housing and has capitalized a \$4 million social services fund for the benefit of all public housing residents.

## Rent Determination Policies

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### Purpose and Intent

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

### Rent Payment Standards – Public Housing

#### A. Minimum Rent

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

- 30% of the adjusted monthly income or flat rent
- 10% of the monthly income
- The minimum rent as established by the Authority.

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

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

#### B. Ceiling Rents

The Authority does not administrate ceiling rents.

**C. Flat Rents**

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

**PEQUONNOCK SECTION/LOWER WOOD AREA**

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

<b>Unit Type</b>	<b>Flat Rent</b>
Efficiency/Studio	\$413.00
One (1) Bedroom	\$525.00
Two (2) Bedroom	\$638.00
Three (3) Bedroom	\$731.00
Four (4) Bedroom	\$825.00
Five (5) + Bedroom	\$949.00

**SOUTH END/WEST END AREA**

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

<b>Unit Type</b>	<b>Flat Rent</b>
Efficiency/Studio	\$413.00
One (1) Bedroom	\$525.00
Two (2) Bedroom	\$638.00
Three (3) Bedroom	\$713.00
Four (4) Bedroom	\$825.00
Five (5) + Bedroom	\$949.00

**UPPER EAST SIDE/MILL HILL AVENUE AREA**

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

<b>Unit Type</b>	<b>Flat Rent</b>
Efficiency/Studio	\$450.00
One (1) Bedroom	\$563.50
Two (2) Bedroom	\$683.00
Three (3) Bedroom	\$750.00
Four (4) Bedroom	\$874.00
Five (5) + Bedroom	\$1005.00

**LOWER EAST SIDE/EAST END AREA**

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

<b>Unit Type</b>	<b>Flat Rent</b>
Efficiency/Studio	\$413.00
One (1) Bedroom	\$525.00
Two (2) Bedroom	\$638.00
Three (3) Bedroom	\$713.00
Four (4) Bedroom	\$825.00
Five (5) + Bedroom	\$949.00

**RESERVOIR AREA**

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

<b>Unit Type</b>	<b>Flat Rent</b>
Efficiency/Studio	\$488.00
One (1) Bedroom	\$600.00
Two (2) Bedroom	\$728.00
Three (3) Bedroom	\$806.00
Four (4) Bedroom	\$926.00
Five (5) + Bedroom	\$1065.00

**NORTH END AREA**

Clark Street, Woodside Avenue

<b>Unit Type</b>	<b>Flat Rent</b>
Efficiency/Studio	\$488.00
One (1) Bedroom	\$600.00
Two (2) Bedroom	\$728.00
Three (3) Bedroom	\$806.00
Four (4) Bedroom	\$926.00
Five (5) + Bedroom	\$1065.00

**LOWER NORTH END AREA**

<b>Unit Type</b>	<b>Flat Rent</b>
Efficiency/Studio	\$450.00
One (1) Bedroom	\$563.00
Two (2) Bedroom	\$683.00
Three (3) Bedroom	\$750.00
Four (4) Bedroom	\$874.00
Five (5) + Bedroom	\$1005.00

**BLACK ROCK AREA**

Belmont Avenue, Harbor Avenue, Scofield Avenue

<b>Unit Type</b>	<b>Flat Rent</b>
Efficiency/Studio	\$488.00
One (1) Bedroom	\$600.00
Two (2) Bedroom	\$728.00
Three (3) Bedroom	\$806.00
Four (4) Bedroom	\$926.00
Five (5) Bedroom	\$1065.00

**D. Minimum Income**

There is no minimum income requirement. Families that report zero (0) income will be required to complete a Zero Income verification form regarding their means of basic subsistence, such as food, utilities, transportation, etc.

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

**E. Rent Re-determinations**

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

**Rent Payment Standards – Section 8 Tenant Based Assistance**

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

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

**A. Payment Standards**

The Authority's payment standard is currently at 105 of the 2007 FMR. The BHA reviews the appropriateness of the Payment Standard annually when the FMR is published. The Authority uses the following factors in its assessment of the adequacy of its payment standard:

- ⊙ Success rates of assisted families
- ⊙ Rent burdens of assisted families

- ⊙ Suitable vacant units available below the payment standard.

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

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

- ⊙ The BHA has chosen to serve the same amount of families by lowering the payment standard
- ⊙ The BHA desires to increase housing options for families
- ⊙ As per HUD guidelines established for the Pequonnock Apartment Settlement Agreement

## **B. Minimum Rent**

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

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

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

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

## **C. Rent Reasonableness**

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

**D. Pequonnock Apartment Settlement**

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

## Operations and Management

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### **Purpose and Intent**

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

### **BHA Management Structure**

Over 145 employees, both professional and technical, are currently employed by the BHA. In 1998, the Authority developed a Strategic Document that outlined a process that established specific organizational mission statements, goals and objectives for various departments and/or key personnel. Standards were incorporated for each goal and measurable benchmarks were established to review and monitor the success of each objective and goal. The flow chart on the following page outlines the key departments in the BHA organization.

#### **A. Executive Office**

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

- ⊙ Establish a more powerful internal and external communication system
- ⊙ Modify existing organization structure and workforce roles and responsibilities to include acceptable productive and performance standards
- ⊙ Enhance relationships with community organizations, Bridgeport residents, City officials, BHA residents, Federal officials, and news media
- ⊙ Respond to and resolve all points of the Memorandum of Agreement and ensure that all departments work together to meet this objective
- ⊙ Restore the BHA to standard performer then onto high performer
- ⊙ Respond and close all audit findings (internal and external)
- ⊙ Respond and resolve as many legal proceedings

#### **B. Management Office**

The goals and objectives of the BHA Management Office, which include Site Management Offices and Resident Selection Office, are as follows:

- ⊙ Reduce vacancy rate and reduce unit turnaround time
- ⊙ Respond timely to emergency work orders, routine maintenance work orders and preventative maintenance work orders
- ⊙ Enforce Admissions and Continued Occupancy Policy and Lease
- ⊙ Restructure the accounts receivable procedures to include a stronger enforcement process
- ⊙ Maintain an appropriate level of productivity and accuracy
- ⊙ Develop incentives to reduce move-outs in all sites
- ⊙ Diversify the mix of families and income levels at each site

- ⊙ Collaborate with the Chief of Security to increase safety
- ⊙ Develop cost-saving ideas
- ⊙ Work with the Community Affairs Department to link residents to social services within the community
- ⊙ Promote self-sufficiency in the resident population.
- ⊙ Respond to critical items identified under the Memorandum of Agreement with HUD

**C. Security Office**

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

- ⊙ Define an effective public safety program in collaboration with the Police Department
- ⊙ Interface with the Executive Office and consultant in developing a security plan for the Authority's residents and properties
- ⊙ Respond and work with legal counsel regarding legal proceedings pertaining to personal injury claims and lease enforcement issues
- ⊙ Respond to critical items identified under the Memorandum of Agreement with HUD

**D. Human Resource Department**

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

- ⊙ Create a highly skilled, motivated and qualified workforce
- ⊙ Modify existing organization structure and reinforce workforce roles and responsibilities to include acceptable productivity and performance standards
- ⊙ Negotiate all intended/anticipated modifications relative to the bargaining agreements
- ⊙ Create an employee recognition, measurement and incentive program
- ⊙ Establish and maintain consistency in salary steps and ranges for union and non-union positions throughout BHA
- ⊙ Facilitate diversity training, HTVN awareness, training workshops, conferences and seminars
- ⊙ Create an Employee Assistance Program
- ⊙ Utilize and improve internal staff communication
- ⊙ Respond to critical items identified under the Memorandum of Agreement with HUD

**E. Planning, Modernization and Development Department**

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

- ⊙ Continue to upgrade the existing housing stock as needed
- ⊙ Work creatively with interested parties to establish a Master Development Plan with effective formulas for various mixed financed housing opportunities as it relates to the Father Panik Village replacement program, Marina Village revitalization and revitalization of South End through the Pequonnock Apartments Lot and Marina Apartments Lot.
- ⊙ Identify and develop replacement funding and other sources of revenue
- ⊙ Develop a plan of action for the Replacement Housing Factor funds
- ⊙ Utilize the Capital Fund Program to address physical deficiencies as noted in the REAC scoring system and identified in the Needs Assessment
- ⊙ Procure a consultant to conduct an updated needs assessment that is site specific
- ⊙ Integrate the activities of the Department to coincide with all related departments

- ⊙ Determine the accurate count of all public housing sites and ensure that it coincides with Information and Technology Department, Property Management Department and Financing Department
- ⊙ Respond to critical items identified under the Memorandum of Agreement with HUD

**F. Section 8 Department**

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

- ⊙ Maintain the number of voucher recipients as much as possible
- ⊙ Continue to enhance the relationship with property owners
- ⊙ Work collaboratively with Resident Selection and Site Management to target qualified residents for other services
- ⊙ Respond to critical items identified under the Memorandum of Agreement with HUD

**H. Community Affairs Office**

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

- ⊙ Link and network with social service agencies to develop and implement programs for the residents
- ⊙ Develop programs for residents that promote their self-sufficiency
- ⊙ Develop and support youth programs that promote their physical, social, and mental growth
- ⊙ Provide job training opportunities and link residents with jobs within the community
- ⊙ Develop effective resident associations and useful training programs to encourage resident participation with BHA activities
- ⊙ Respond to critical items identified under the Memorandum of Agreement with HUD

**I. Information and Technology**

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

- ⊙ Continue to upgrade/update technology equipment (hardware and software)
- ⊙ Continue to train staff
- ⊙ Develop reporting systems and charts that define critical issues
- ⊙ Work with all departments to ensure that the unit count is accurate and coincides with the PIC system

**J. Procurement Department**

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

- ⊙ Integrate the procurement activities of the Planning, Modernization and Development Department
- ⊙ Procure services that support the operations and functions of the BHA
- ⊙ Train staff procurement policies and procedures
- ⊙ Track and maintain all procurement records

**HUD Programs Under BHA Management**

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

**HUD Programs**

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
<b>Public Housing</b>	2419	320
<b>Section 8 Vouchers</b>	2426	10%
<b>Section 8 Certificates</b>	0	
<b>Section 8 Mod Rehab</b>		
<b>Special Purpose Section 8 Certificates/Vouchers (list individually)</b>	183	0
<b>Public Housing Drug Elimination Program (PHDEP)</b>		
<b>Other Federal Programs(list individually)</b>		

**BHA Management and Maintenance Policies**

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

- ⊙ Administrative Plan for the Section 8 Voucher Program
- ⊙ Affirmative Marketing Policy and Statement of Procedures and Fair Housing Procedures
- ⊙ Capitalization Policy
- ⊙ Grievance Procedures
- ⊙ Draft Section 32 Homeownership Plan
- ⊙ Investment Policy
- ⊙ Pet Policy
- ⊙ Procurement Policy
- ⊙ Admissions and Continued Occupancy Policy
- ⊙ Rent Collection Policy
- ⊙ Lease Form

## Grievance Procedures

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### Purpose and Intent

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

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

## Capital Improvements

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### **Purpose and Intent**

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

### **Capital Fund Program Funding – Five Year Action Plan**

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

Attached to the Plan Template are the following CGP forms:

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

The Authority will continue to allocate funds under the following priority rule:

- Emergency Work – to eliminate any emergency or potential emergency conditions. Emergency remediation must be expedient and sensitive to budgetary constraints
- Statutory or Code Compliance – in particular 504 compliance and Consent Decree
- Energy Conservation Measures (ECM) – to yield cost savings, which can in turn add resources to the operating budget. The BHA intends to engage a consulting firm and/or an ESCO to conduct an energy audit and enter into an Energy Performance Contract.
- Building Envelope – such as roofing, brick repair/replacement, window and door replacement, etc.
- System Replacement – which affect the entire structure such as plumbing, electrical, HVAC, etc.
- Interiors – specific to unit improvements and administrative offices
- Administrative – activities that would support management and operational improvements such as staffing, A & E consultations, special consultation firms, security needs, resident programs, training, acquisition, relocation, technology improvements and inventory controls
- Grounds – once the buildings and all related systems are upgraded, the grounds will be addressed in a comprehensive approach.
- Development Activities – to develop/purchase properties to meet Father Panik Village Replacement Requirements and/or increase supply of affordable rental housing units

Line Acct	Category	Notes
1406	Operations	Operational support to cover operating expenses such as shortfalls, augmenting resident service components, security guard contracts, security equipment maintenance, pending emergencies, and funding reconciliation. Funds will be considered immediately obligated and expended.
1408	Management Improvements	Expected work items: Energy Audit Inventory Control Information and Technology Upgrade Resident Programs Staff Training
1410	Administrative Costs	Modernization, Planning and Development Program Administration
1430	Architect and Engineering Fees	For work products requiring technical expertise such as stair repairs, window replacements, canopy, landscaping, sidewalk repairs, heating system upgrades, roof replacements, elevator repairs, fire alarm system, etc
1440	Acquisition	For purposes of development activities
1450	Site improvements	Groundwork to include landscaping improvements, underground utility improvements, playgrounds, pathway improvements, parking lot upgrades, etc.
1460	Dwelling structure	Interior and Exterior work items related to the unit and used by the residents
1465	Dwelling equipment	Entails heating systems, hot water systems, elevator systems, etc.
1470	Non-dwelling structure	Administration building improvements to include Main Admin Offices, Gary Crooks Center, Central Maintenance Warehouse, PT Barnum Site Manager's Office, Marina Village Site Manager's Office, Fireside Apartment Site Manager's Office
1475	Non-dwelling equipment	Service vehicles, office supplies and can include technology upgrades
1495	Relocation	Contingency for possible relocation due to modernization and/or development activity, reasonable accommodations, and other administrative transfers

The BHA also receives an allocation for the Replacement Housing Factor grant. The BHA is in its 2<sup>nd</sup> increment. The BHA intends to utilize the remaining funds of the 1<sup>st</sup> increment towards assessment and appraisal fees and for the acquisition of a property. The 2<sup>nd</sup> increment will be utilized towards development activities.

### Energy Audit

The BHA is currently engaged in an Energy Audit with Siemens Building Technologies, with an option to enter into a performance contract subject to approvals by the BHA and HUD. Until as such time as we enter into the performance contract, the Authority must allocate some funds towards energy conservation measures. In addition, the Authority has not determined what types of energy conservation measures will be included in the performance contract. We must account for the possibility of not including long term payback items such as windows, doors, and roofs.

### **Mixed-Finance Development Activities**

The BHA will be exploring mixed-financing development activities as a part of Father Panik replacement housing activities and rehabilitation of Marina Village and for the vacant lots where Pequonnock Apartments and Marina Apartments used to exist.

## Demolition and/or Disposition

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### Purpose and Intent

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

### General Requirements for HUD Approval for Demolition or Disposition

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

#### A. Potential Reasons for Demolition/Disposition

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

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

#### B. Resident Consultation/Offer of Sale

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

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

**C. Replacement Housing Plan**

Replacement housing plans are no longer required as part of an application for Demolition or Disposition. However, the City of Bridgeport is expected to turn over 60 public housing units lost from the Disposition of Pequonnock Apartments.

**D. Local Approvals**

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

**E. Application Review and Approval**

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

**F. Demolition/Disposition Internet Submission System (DDISS)**

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

**Demolition and/or Disposition Requests**

We intend to apply for Demolition activities at Marina Village as part of the rehabilitation of the remaining site. We have not determined specifically, which building (s) will be demolished but the Authority will develop a Master Plan that involves the residents. In the meantime, the Authority is disposing of a small portion of a parking lot at Marina Village and Marina Apartments to CT Light and Power for purposes of an easement. There will be no impact to the residents since Marina Apartments is a vacant parcel and the parking lot size is approximately 800 square feet. The Authority received approval for the disposition of the 7 acre site at the former Father Panik Village to the City of Bridgeport and Board of Education to construct two new schools at the site. Additional planned demolition/disposition activities revolve around the financing structures to be developed for the Father Panik Village replacement program. The sites that will require disposition applications, include Park City Hospital, Marina Village (for easement), Marina Apartments (for easement), 10 acre site at Father Panik Village and a variety of vacant properties owned by the BHA. The BHA may also submit a disposition and/or a homeownership application for properties turned over to the BHA by the City of Bridgeport as

part of the Barnum/Waltersville replacement agreement. The Authority does not have title to these properties and are not listed on the ACC.

## Designated Public Housing

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### Purpose and Intent

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

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

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

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

### BHA Designation Applications

At this time, the BHA has not applied for HUD approval to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities.

## Conversion of Public Housing

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### Purpose and Intent

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

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

None of the Authority's development or portions of developments have been identified by HUD or the Authority as covered under Section 202 of the HUD FY 1996 HUD Appropriations Act. Although the BHA will conduct an updated analysis of its inventory to determine if any would fit voluntary conversion requirements.

## Homeownership

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### Purpose and Intent

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

### Section 32 and 5(h) Homeownership Program

The BHA has an approved section [5\(h\) homeownership program](#) (42 U.S.C. 1437c(h)). It is the intention of the BHA to structure the 5(h) Homeownership program in such a way is that it will allow BHA residents/participants an opportunity to become homeowners of scattered site developments.

The BHA is proceeding with the development of a Section 32 Homeownership plan.

### Section 8 Homeownership Capacity Statement

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

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

## Community Service and Self-Sufficiency

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### Purpose and Intent

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

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

### Community Service and Self-sufficiency General Policy

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

The Authority will operate within the following guidelines:

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

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

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

#### 1. COMMUNITY SERVICE ACTIVITIES

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

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

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

## 2. SELF-SUFFICIENCY ACTIVITIES

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

## 3. LEASE REQUIREMENTS

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

## 4. ADMINISTRATION OF PROGRAM AND REQUIREMENTS

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

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

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

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

Clerk Typist and/or the Site Manager of their development. The Verification Forms will remain in the residents' file.

## 5. NOTIFICATION PROCESS

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

Current residents will be notified annually by, but not limited to, mail, flyers, monthly and quarterly mailers, resident association meetings, and public meetings.

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

### **Self-sufficiency Activities**

The self-sufficiency program is defined as any program designed to encourage, develop, assist, train, or facilitate economic independence or to provide work for our public housing residents. These activities may include job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health counseling and treatment). The BHA received funding for the Resident Opportunity Self Sufficiency Program in the amount of \$350,000. These funds will support a computer training specialist and job developer and their activities and a pre-employment training program.

### **Youth Programs**

The BHA intends to support youth programs that promote their physical, social and mental growth; either through partnerships or in-house activities. Programs are being held at the main family complexes.

## Safety and Crime Prevention

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### Purpose and Intent

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

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

### Need for Measures to Ensure the Safety of Public Housing Residents

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

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

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

### BHA Plan for Addressing the Problem of Drug Related Violent Crime

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

The BHA is exercising the provisions of the Cooperation Agreement with the City of Bridgeport since the previous contract for an on-site housing police unit is no longer active. We are working diligently with the police department and the new Chief of Police to identify and address existing problems at our family complexes.

Although, providing manpower on-site is one of the most effective means of addressing crime and access issues, it is also cost prohibitive. The BHA must patrol/monitor the sites through technology. We intend to engage a design/build firm whose expertise is in designing and building security monitoring systems, which has networking and off-site monitoring capabilities. The design will involve a master planning approach with the residents and the police department. The first project to be addressed will be Trumbull Gardens high rise buildings with options for add-on projects (other family and scattered site complexes).

**Goals and Objectives of Safety and Crime Prevention**

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

To aid in the prevention of drug-related violent crime, the Authority is encouraging all eligible residents of public housing to participate in our pre-employment training to reduce inactive individuals who may get into illegal activity. Other incentives include scholarship and financial

aid assistance to residents from the public housing community, young or old, who are interested in enrolling in a recognized vocational training program or a four-year or two-year institution of higher learning.

## **Pet Policy**

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

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

Additional fees and restrictions apply, which is contained in the Admissions and Continued Occupancy Policy. The document is available for review to the public.

A revision was made to this year's policy – the refundable pet deposit was reduced from \$200 to \$100.

## Civil Rights Certification

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### **Purpose and Intent**

The [Quality Housing and Work Responsibility Act of 1998](#) requires that housing authorities set forth in their Annual Plan a certification that their housing authority will carry out their Agency Plan in conformity with Title VI of the [Civil Rights Act of 1964](#), the [Fair Housing Act](#), Section 504 of the [Rehabilitation Act of 1973](#), and Title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

### **Authority Certification of Compliance with the PHA Plans and Related Regulations**

The Bridgeport Housing Authority's Certifications of Compliance and Board Resolution to approve the PHA Plan is part of the template. See Annual Plan Template

## Annual Audit

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### Purpose and Intent

The [Quality Housing and Work Responsibility Act of 1998](#) requires that housing authorities set forth in their Annual Plan the most recent fiscal year audit of the agency.

### Fiscal Audit

The Authority is required to have an audit conducted under Section 5(h)(2) of the [US Housing Act of 1937](#). Six findings were identified.

## Asset Management

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### Purpose and Intent

The [Quality Housing and Work Responsibility Act of 1998](#) requires that housing authorities set forth in their Annual Plan a “statement of how the agency will carry out its management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.”

### BHA Asset Management

At this time, the BHA is not engaging in any activities that will contribute to the long-term asset management of its public housing stock that have not been addressed elsewhere in this Plan.

## Other Information

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### **Resident Advisory Board and Local Resident Sites**

Attached to this plan are the resident meeting attendance records and meeting notes.

### **Statement of Consistency with the Consolidated Plan**

The BHA's Consolidated Plan jurisdiction is the City of Bridgeport. The BHA based its statement of needs of families partially on the needs expressed in the Consolidated Plan and consulted the Consolidated Plan agency during the development of this Plan. The Consolidated Plan Certification can be found in the Annual Plan Template.

### **Substantial Deviation/Substantial Amendment**

The Housing Authority is complying with HUD's default definition of substantial deviation or significant amendment to the Annual Plan; which is as follows:

- Changes to rent or admissions policies or organization of the wait list
- Additions to non-emergency work items or change in the use of replacement reserve funds under the Capital Fund
- Any change with regard to demolition, designation, homeownership programs or conversion activities

# Annual Statement/Performance Evaluation Report

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

### Part I: Summary

<b>PHA Name:</b> Bridgeport Housing Authority		<b>Grant Type and Number</b> <b>Capital Fund Program Grant No:</b> CT26-P001-50107 <b>Replacement Housing Factor Grant No:</b>			<b>Federal FY</b> 2007 <b>of Grant</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		Revised Annual Statement (revision no.) 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	0.00				
3	1408 Management Improvements	715,000.00				
4	1410 Administration	397,409.00				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	360,000.00				
8	1440 Site Acquisition					
9	1450 Site Improvements	332,905.00				
10	1460 Dwelling Structures	1,711,955.00				
11	1465.1 Dwelling Equipment - Nonexpendable	240,000.00				
12	1470 Non Dwelling Structures	100,000.00				
13	1475 Non Dwelling Equipment	100,000.00				
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	16,823.00				
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of line 2-20)	3,974,092.00				
22	Amount of Line 21 Related to LBP Activities	0.00				
23	Amount of Line 21 Related to Section 504 Compliance	1,128,255.00				
24	Amount of Line 21 Related to Security - Soft Costs	300,000.00				
25	Amount of Line 21 Related to Security - Hard Costs	20,000.00				
26	Amount of Line 21 Related to Energy Conservation Measures	10,000.00				

# Annual Statement/Performance Evaluation Report

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

### Part II: Supporting Pages

PHA Name: Bridgeport Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26-P001-50107 Replacement Housing Factor Grant No:				Federal FY of Grant	2007	
Development Number Name/HA-Wide Activities	General Description of Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Central Office	Management Improvements	1408	Lump sum	\$287,000.00				
	Administrative Salaries	1410	Lump sum	\$397,409.00				
	A & E Services	1430	Lump sum	\$40,000.00				
	504/VCA Compliance	1470	Lump sum	\$50,000.00				
	Facility Improvements	1470	Lump sum	\$50,000.00				
	Non Dwelling equipment	1475	Lump sum	\$100,000.00				
	Relocation Cost	1495	Lump sum	\$16,823.00				
CT001000002P	Management Improvements	1408	Lump sum	\$20,500.00				
aka Marina Village	A & E Services	1430	Lump sum	\$40,000.00				
	504/VCA Compliance	1460	Lump sum	\$25,000.00				
	Dwelling improvements	1460	Lump sum	\$100,000.00				
	Extermination	1460	Lump sum	\$8,520.00				
	Vacancy Reduction	1460	Lump sum	\$25,000.00				
CT001000005P	Management Improvements	1408	Lump sum	\$18,500.00				
aka PT Barnum Apartments	A & E Services	1430	Lump sum	\$40,000.00				
	504/VCA Compliance	1460	Lump sum	\$58,210.00				
	Extermination	1460	Lump sum	\$6,602.00				
	Stairs	1460	Lump sum	\$240,000.00				
	Vacancy Reduction	1460	Lump sum	\$30,000.00				
	Vinyl Siding/Gutters/Leaders	1460	Lump sum	\$10,000.00				
CT001000006P	Management Improvements	1408	Lump sum	\$14,500.00				
aka Charles Greene Homes	A & E Services	1430	Lump sum	\$40,000.00				
	Grounds Improvements	1450	Lump sum	\$50,000.00				
	504/VCA Compliance	1460	Lump sum	\$20,000.00				
	Extermination	1460	Lump sum	\$3,168.00				
	Vacancy Reduction	1460	Lump sum	\$35,675.00				
CT001000007P	Management Improvements	1408	Lump sum	\$56,100.00				
aka Fireside Apartments	A & E Services	1430	Lump sum	\$40,000.00				
	504/VCA Compliance	1460	Lump sum	\$50,000.00				
	Extermination	1460	Lump sum	\$4,128.00				
	Vacancy Reduction	1460	Lump sum	\$15,000.00				
CT001000009P	Management Improvements	1408	Lump sum	\$98,300.00				
aka Harborview Towers	A & E Services	1430	Lump sum	\$40,000.00				
	Grounds Improvements	1450	Lump sum	\$115,000.00				
	Extermination	1460	Lump sum	\$7,034.00				
	Vacancy Reduction	1460	Lump sum	\$15,000.00				
	Elevator Repairs	1465.1	Lump sum	\$200,000.00				

CT00100044P	Management Improvements	1408	Lump sum	\$192,100.00			
aka Trumbull Gardens	A & E Services	1430	Lump sum	\$40,000.00			
	Grounds Improvements	1450	Lump sum	\$100,000.00			
	504/VCA Compliance	1460	Lump sum	\$600,000.00			
	Extermination	1460	Lump sum	\$15,984.00			
	Vacancy Reduction	1460	Lump sum	\$33,450.00			
	Elevator Repairs	1465.1	Lump sum	\$20,000.00			
CT001000881P	Management Improvements	1408	Lump sum	\$11,500.00			
Scattered Sites I	A & E Services	1430	Lump sum	\$40,000.00			
	504/VCA Compliance	1460	Lump sum	\$25,000.00			
	Dwelling improvements	1460	Lump sum	\$125,000.00			
	Extermination	1460	Lump sum	\$31,346.14			
	Unit upgrades/kitchen/bdrms	1460	Lump sum	\$15,000.00			
	Vacancy Reduction	1460	Lump sum	\$24,400.00			
	Vinyl Siding/Gutters/Leaders	1460	Lump sum	\$10,000.00			
	Elevator Repairs	1465.1	Lump sum	\$20,000.00			
CT001000882P	Management Improvements	1408	Lump sum	\$16,500.00			
Scattered Sites II	A & E Services	1430	Lump sum	\$40,000.00			
	Grounds Improvements	1450	Lump sum	\$67,905.00			
	Building improvements	1460	Lump sum	\$100,000.00			
	Extermination	1460	Lump sum	\$26,962.86			
	Unit upgrades/kitchen/bdrms	1460	Lump sum	\$15,000.00			
	Vacancy Reduction	1460	Lump sum	\$26,475.00			
	Vinyl Siding/Gutters/Leaders	1460	Lump sum	\$10,000.00			
			Total	\$3,974,092.00			



# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name Bridgeport Housing Authority					
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
	See Annual Statement				
CT001000002P		375,563	495,563	495,563	448,349
CT001000005P		615,138	501,797	501,797	461,797
CT001000006P		313,001	313,001	313,001	313,001
CT001000007P		183,452	240,228	240,228	240,228
CT001000009P		340,480	235,334	235,334	585,334
CT001000044P		626,258	615,854	615,854	573,068
CT001000881P		260,271	267,846	267,846	177,846
CT001000882P		318,923	323,463	323,463	233,463
Central Office Administration		393,979	393,979	393,979	393,979
Central Office Facility Improvements		155,099	155,099	155,099	155,099
Central Office Mgmt Improvements		233,149	233,149	233,149	233,149
Central Office Non dwelling equipment		100,000	100,000	100,000	100,000
Central Office A & E Fees		43,779	43,779	43,779	43,779
Site Acquisition		0	40,000	40,000	0
Relocation/Administrative Transfers		15,000	15,000	15,000	15,000
<b>Total</b>		<b>3,974,092</b>	<b>3,974,092</b>	<b>3,974,092</b>	<b>3,974,092</b>
CFP Funds Listed for 5-year planning		3,974,092	3,974,092	3,974,092	3,974,092
Replacement Housing Factor Funds		497,661	497,661	497,661	497,661

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1                      Activities for Year: 2  
 FFY Grant:                                      2008-2009

Activities for Year: 3  
 FFY Grant:                                      2009-2010

PHA FY:    1-Oct

PHA FY:    1-Oct

See Annual Statement	Development Name/No.	Major Work Categories	Estimated Cost	Development Name/No.	Major Work Categories	Estimated Cost
		Central Office	Management Improvements	\$233,149.00	Central Office	Management Improvements
		Administrative Salaries	\$393,979.00		Administrative Salaries	\$393,979.00
		A & E Services	\$43,779.00		A & E Services	\$43,779.00
		504/VCA Compliance	\$55,099.00		504/VCA Compliance	\$55,099.00
		Facility Improvements	\$100,000.00		Facility Improvements	\$100,000.00
		Non Dwelling equipment	\$100,000.00		Non Dwelling equipment	\$100,000.00
		Relocation Cost	\$15,000.00		Relocation Cost	\$15,000.00
					Site Acquisition	\$40,000.00
	CT001000002P	Management Improvements	\$36,074.00	CT001000002P	Management Improvements	\$36,074.00
	aka Marina Village	A & E Services	\$43,775.00	aka Marina Village	A & E Services	\$43,775.00
		504/VCA Compliance	\$67,214.00		504/VCA Compliance	\$67,214.00
		Dwelling improvements	\$200,000.00		Dwelling improvements	\$220,000.00
		Extermination	\$8,500.00		Extermination	\$8,500.00
		Vacancy Reduction	\$20,000.00		Vacancy Reduction	\$20,000.00
					Grounds Improvements	100,000.00
	CT001000005P	Management Improvements	\$31,420.00	CT001000005P	Management Improvements	\$31,420.00
	aka PT Barnum	A & E Services	\$43,775.00	aka PT Barnum	A & E Services	\$43,775.00
		504/VCA Compliance	\$238,343.00		504/VCA Compliance	\$150,000.00
		Extermination	\$6,600.00		Extermination	\$6,602.00
		Stairs/Grounds Improvements	\$275,000.00		Stairs/Grounds Improvements	\$250,000.00
		Vacancy Reduction	\$20,000.00		Vacancy Reduction	\$20,000.00
	CT001000006P	Management Improvements	\$22,110.00	CT001000006P	Management Improvements	\$22,110.00
	aka Charles Greene	A & E Services	\$43,775.00	aka Charles Greene	A & E Services	\$43,775.00
		Grounds Improvements	\$55,000.00		Grounds Improvements	\$55,000.00
		Entrance Doors	\$100,000.00		504/VCA Compliance	\$168,816.00
		504/VCA Compliance	\$68,816.00		Extermination	\$3,300.00
		Extermination	\$3,300.00		Vacancy Reduction	\$20,000.00

	Vacancy Reduction	\$20,000.00			
CT001000007P	Management Improvements	\$62,383.00	CT001000007P	Management Improvements	\$56,100.00
aka Fireside	A & E Services	\$43,775.00	aka Fireside	A & E Services	\$40,000.00
Apartments	504/VCA Compliance	\$39,055.00	Apartments	504/VCA Compliance	\$50,000.00
	Extermination	\$3,000.00		Extermination	\$4,128.00
	Vacancy Reduction	\$10,239.00		Vacancy Reduction	\$15,000.00
	Building Exterior	\$25,000.00		Grounds Improvements	\$75,000.00
CT001000009P	Management Improvements	\$93,221.00	CT001000009P	Management Improvements	\$98,300.00
aka Harborview	A & E Services	\$43,775.00	aka Harborview	A & E Services	\$40,000.00
Towers	Grounds Improvements	\$140,000.00	Towers	Grounds Improvements	\$25,000.00
	Extermination	\$7,034.00		Extermination	\$7,034.00
	504/VCA Compliance	\$41,450.00		Vacancy Reduction	\$15,000.00
	Vacancy Reduction	15,000.00		504/VCA Compliance	50,000.00
CT001000044P	Management Improvements	\$192,174.00	CT001000044P	Management Improvements	\$192,174.00
aka Trumbull	A & E Services	\$43,775.00	aka Trumbull	A & E Services	\$43,775.00
Gardens	Grounds Improvements	\$100,000.00	Gardens	Grounds Improvements	\$100,000.00
	504/VCA Compliance	\$223,138.00		504/VCA Compliance	\$173,138.00
	Extermination	\$15,984.00		Extermination	\$15,984.00
	Vacancy Reduction	\$20,000.00		Vacancy Reduction	\$20,000.00
	Elevator Modernization	\$31,187.00		Elevator Modernization	\$70,783.00
CT001000881P	Management Improvements	\$15,128.00	CT001000881P	Management Improvements	\$11,500.00
aka Scattered Sites I	A & E Services	\$43,775.00	aka Scattered Sites I	A & E Services	\$40,000.00
	504/VCA Compliance	\$96,806.00		504/VCA Compliance	\$100,000.00
	Vacancy Reduction	\$20,600.00		Building Exterior	\$50,000.00
	Extermination	\$31,346.00		Extermination	\$31,346.14
	Roofs	\$27,616.00		Unit upgrades/kitchen/bdrms/bthrms	\$15,000.00
	Elevator Repairs	\$25,000.00		Vacancy Reduction	\$20,000.00



# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1                      Activities for Year:                      4  
 FFY Grant:                                      2010-2011

Activities for Year:                      5  
 2011-2012

PHA FY:                                      1-Oct

PHA FY:                                      1-Oct

See Annual Statement	Development Name/No.	Major Work Categories	Estimated Cost	Development Name/No.	Major Work Categories	Estimated Cost
		Central Office	Management Improvements	\$233,149.00	Central Office	Management Improvements
		Administrative Salaries	\$393,979.00		Administrative Salaries	\$393,979.00
		A & E Services	\$43,779.00		A & E Services	\$43,779.00
		504/VCA Compliance	\$55,099.00		504/VCA Compliance	\$55,099.00
		Facility Improvements	\$100,000.00		Facility Improvements	\$100,000.00
		Non Dwelling equipment	\$100,000.00		Non Dwelling equipment	\$100,000.00
		Relocation Cost	\$15,000.00		Relocation Cost	\$15,000.00
		Site Acquisition	\$40,000.00			
	CT001000002P	Management Improvements	\$36,074.00	CT001000002P	Management Improvements	\$36,074.00
	aka Marina Village	A & E Services	\$43,775.00	aka Marina Village	A & E Services	\$43,775.00
		504/VCA Compliance	\$67,214.00		504/VCA Compliance	\$20,000.00
		Dwelling improvements	\$220,000.00		Dwelling improvements	\$220,000.00
		Extermination	\$8,500.00		Extermination	\$8,500.00
		Vacancy Reduction	\$20,000.00		Vacancy Reduction	\$20,000.00
		Grounds Improvements	100,000.00		Grounds Improvements	100,000.00
	CT001000005P	Management Improvements	\$31,420.00	CT001000005P	Management Improvements	\$31,420.00
	aka PT Barnum	A & E Services	\$43,775.00	aka PT Barnum	A & E Services	\$43,775.00
		504/VCA Compliance	\$100,000.00		504/VCA Compliance	\$60,000.00
		Extermination	\$6,602.00		Extermination	\$6,602.00
		Stairs/Grounds Improvements	\$300,000.00		Stairs/Grounds Improvements	\$300,000.00
		Vacancy Reduction	\$20,000.00		Vacancy Reduction	\$20,000.00
	CT001000006P	Management Improvements	\$22,110.00	CT001000006P	Management Improvements	\$22,110.00
	aka Charles Greene	A & E Services	\$43,775.00	aka Charles Greene	A & E Services	\$43,775.00
		Grounds Improvements	\$55,000.00		Grounds Improvements	\$55,000.00
		504/VCA Compliance	\$168,816.00		504/VCA Compliance	\$168,816.00
		Extermination	\$3,300.00		Extermination	\$3,300.00
		Vacancy Reduction	\$20,000.00		Vacancy Reduction	\$20,000.00

CT00100007P	Management Improvements	\$56,100.00	CT00100007P	Management Improvements	\$56,100.00
aka Fireside	A & E Services	\$40,000.00	aka Fireside	A & E Services	\$40,000.00
Apartments	504/VCA Compliance	\$50,000.00	Apartments	504/VCA Compliance	\$50,000.00
	Extermination	\$4,128.00		Extermination	\$4,128.00
	Vacancy Reduction	\$15,000.00		Vacancy Reduction	\$15,000.00
	Grounds Improvements	\$75,000.00		Grounds Improvements	\$75,000.00
CT00100009P	Management Improvements	\$98,300.00	CT00100009P	Management Improvements	\$98,300.00
aka Harborview	A & E Services	\$40,000.00	aka Harborview	A & E Services	\$40,000.00
Towers	Grounds Improvements	\$25,000.00	Towers	Grounds Improvements	\$25,000.00
	Extermination	\$7,034.00		Extermination	\$7,034.00
	Vacancy Reduction	\$15,000.00		Vacancy Reduction	\$15,000.00
	504/VCA Compliance	50,000.00		504/VCA Compliance	\$400,000.00
CT001000044P	Management Improvements	\$192,174.00	CT001000044P	Management Improvements	\$192,174.00
aka Trumbull	A & E Services	\$43,775.00	aka Trumbull	A & E Services	\$43,775.00
Gardens	Grounds Improvements	\$100,000.00	Gardens	Grounds Improvements	\$100,000.00
	504/VCA Compliance	\$173,138.00		504/VCA Compliance	\$10,000.00
	Extermination	\$15,984.00		Extermination	\$15,984.00
	Vacancy Reduction	\$20,000.00		Vacancy Reduction	\$20,000.00
	Elevator Modernization	\$70,783.00		Elevator Modernization	\$191,135.00
CT001000881P	Management Improvements	\$11,500.00	CT001000881P	Management Improvements	\$11,500.00
aka Scattered Sites I	A & E Services	\$40,000.00	aka Scattered Sites I	A & E Services	\$40,000.00
	504/VCA Compliance	\$100,000.00		504/VCA Compliance	\$10,000.00
	Building Exterior	\$50,000.00		Building Exterior	\$50,000.00
	Extermination	\$31,346.14		Extermination	\$31,346.14
	Unit upgrades/kitchen/bdrms/bthrms	\$15,000.00		Unit upgrades/kitchen/bdrms/bthrms	\$15,000.00
	Vacancy Reduction	\$20,000.00		Vacancy Reduction	\$20,000.00





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

PHA Name: Bridgeport Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26-P001-50106 Replacement Housing Factor Grant No:				Federal FY of Grant		2006
Development Number Name/HA-Wide Activities		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
General Description of Work Categories				Original	Revised	Funds Obligated	Funds Expended	
CT001000000P	Operations	1406	Lump sum	\$47,277.48	\$47,277.48	\$47,277.48	\$47,277.48	100%
	Energy Audit/Improvements	1408	Lump sum	\$12,000.00	\$12,000.00	\$12,000.00		0%
	Inventory Control	1408	Lump sum	\$3,000.00	\$0.00			
	Management Improvements	1408	Lump sum	\$55,221.00	\$142,518.55	\$128,013.58	\$34,388.05	24%
	Resident Programming	1408	Lump sum	\$12,928.44	\$0.00			
	Technology Upgrades	1408	Lump sum	\$150,000.00	\$176,751.97	\$176,751.97	\$143,030.73	81%
	Training	1408	Lump sum	\$50,000.00	\$42,559.82	\$42,559.82		0%
	Administration	1410	Lump sum	\$393,979.00	\$393,979.00	\$393,979.00		0%
	A & E Fees	1430	Lump sum	\$43,779.00	\$35,367.89	\$0.00		0%
	Energy Audit/Improvements	1465.1	Lump sum	\$25,000.00	\$0.00			
	504/VCA Compliance	1460	Lump sum	\$0.00	\$26,487.04	\$26,487.04	\$0.00	0%
	504/VCA Compliance	1470	Lump sum	\$50,000.00	\$5,000.00	\$0.00	\$0.00	0%
	Construction	1470	Lump sum	\$45,000.00	\$10,000.00	\$0.00	\$0.00	0%
	Facility Improvements	1470	Lump sum	\$10,000.00	\$18,262.69	\$13,942.69	\$298.43	2%
	Technology Upgrades	1475	Lump sum	\$0.00	\$3,918.00	\$3,918.00	\$3,918.00	100%
	Vehicles/Non dwelling equipment	1475	Lump sum	\$90,000.00	\$25,641.30	\$25,641.30	\$25,641.30	100%
	Relocation	1495.1	Lump sum	\$10,000.00	\$10,615.00	\$2,290.00	\$2,290.00	22%
CT001000002P	Operations	1406	Lump sum	\$61,066.75	\$61,066.75	\$61,066.75	\$61,066.75	100%
aka Marina Village	Energy Audit/Improvements	1408	Lump sum	\$15,500.00	\$8,839.38	\$8,839.38		
	Inventory Control	1408	Lump sum	\$3,875.00	\$0.00			
	Resident Programming	1408	Lump sum	\$16,699.24	\$5,000.00	\$0.00		0%
	A & E Fees	1430	Lump sum	\$43,775.00	\$43,775.00	\$6,225.00		0%
	Grounds Improvements	1450	Lump sum	\$0.00	\$210,790.00	\$194,577.00	\$30,744.47	15%
	504/VCA Compliance	1460	Lump sum	\$57,894.52	\$26,274.15	\$1,274.15		0%
	Asbestos Abatement	1460	Lump sum	\$3,300.00	\$0.00			
	Dwelling improvements	1460	5 bldgs	\$220,000.00	\$82,676.00	\$82,676.00	\$0.00	
	Extermination	1460	Lump sum	\$5,100.00	\$8,520.00	\$8,520.00	\$1,217.15	14%
	Mold/Mildew Treatments	1460	Lump sum	\$8,500.00	\$0.00			
	Vacancy Reduction	1460	Lump sum	\$0.00	\$13,405.00	\$13,405.00	\$13,405.00	100%
	Stoves/Fridges	1465.1	Lump sum	\$8,500.00	\$8,500.00	\$7,159.00	\$6,772.00	80%
CT001000005P	Operations	1406	Lump sum	\$53,187.17	\$53,187.17	\$53,187.17	\$53,187.17	100%
aka PT Barnum	Energy Audit/Improvements	1408	Lump sum	\$13,500.00	\$13,500.00	\$13,500.00		0%
	Inventory Control	1408	Lump sum	\$3,375.00	\$0.00			
	Resident Programming	1408	Lump sum	\$14,544.50	\$5,000.00			
	A & E Fees	1430	Lump sum	\$43,775.00	\$43,775.00	\$43,775.00		0%
	Grounds Improvements	1450	Lump sum	\$110,000.00	\$196,700.00	\$1,097.80		0%

	504/VCA Compliance	1460	Lump sum	\$51,083.40	\$150,000.00			0%
	Extermination	1460	Lump sum	\$4,500.00	\$6,602.00	\$6,602.00	\$471.58	7%
	Mold/Mildew Treatments	1460	Lump sum	\$7,500.00	\$0.00			
	Stairs	1460	Lump sum	\$419,339.00	\$30,000.00			0%
	Vacancy Reduction	1460	Lump sum	\$0.00	\$9,520.00	\$9,520.00	\$9,520.00	100%
	Vinyl Siding/Gutters/Leaders	1460	Lump sum	\$10,000.00	\$12,375.02	\$12,375.02	\$12,375.02	100%
	Stoves/Fridges	1465.1	Lump sum	\$7,500.00	\$15,352.00	\$15,352.00	\$7,451.00	49%
	Vehicles/Non dwelling equipment	1475	Lump sum	\$10,000.00	\$0.00			
CT001000006P	Operations	1406	Lump sum	\$37,428.01	\$37,428.01	\$37,428.01	\$37,428.01	100%
aka Charles Greene	Energy Audit/Improvements	1408	Lump sum	\$9,500.00	\$9,500.00	\$9,500.00		0%
Homes	Inventory Control	1408	Lump sum	\$2,375.00	\$0.00			
	Management Improvements	1408	Lump sum	\$0.00	\$35,836.61	\$5,836.31	\$5,836.31	
	Resident Programming	1408	Lump sum	\$10,235.02	\$5,000.00			0%
	A & E Fees	1430	Lump sum	\$43,775.00	\$43,775.00	\$9,000.00		0%
	504/VCA Compliance	1460	Lump sum	\$37,461.16	\$0.00			
	Asbestos Abatement	1460	Lump sum	\$3,300.00	\$0.00			
	Dwelling improvements	1460	Lump sum	\$0.00	\$12,441.60	\$12,441.60	\$12,441.60	100%
	Elevator Modernization	1460	5 bldgs	\$0.00	\$183,965.81	\$183,965.81	\$183,965.81	
	Extermination	1460	Lump sum	\$3,300.00	\$3,168.00	\$3,168.00	\$226.28	7%
	Fire Alarm System	1460	5 bldgs	\$0.00	\$106,130.09	\$106,130.09		0%
	Mold/Mildew Treatments	1460	1 unit	\$5,500.00	\$6,950.00	\$6,950.00		0%
	Vacancy Reduction	1460	Lump sum	\$5,675.00	\$73,909.46	\$69,211.00	\$55,659.15	75%
	Elevator Modernization	1465.1	Lump sum	\$0.00	\$30,000.00	\$30,000.00	\$5,397.09	
	Fire Control Systems	1465.1	Lump sum	\$0.00	\$2,000.00	\$2,000.00		
	Heating System	1465.1	2 bldgs	\$0.00	\$5,500.00	\$5,500.00	\$4,920.80	89%
	Stoves/Fridges	1465.1	Lump sum	\$5,500.00	\$6,707.00	\$6,707.00	\$5,135.00	77%
	Vehicles/Non dwelling equipment	1475	Lump sum	\$15,000.00	\$4,453.03	\$4,038.00	\$4,038.00	91%
CT001000007P	Operations	1406	Lump sum	\$33,488.22	\$33,488.22	\$33,488.22	\$33,488.22	100%
aka Fireside	Energy Audit/Improvements	1408	Lump sum	\$8,500.00	\$8,500.00	\$8,500.00		0%
Apartments	Inventory Control	1408	Lump sum	\$2,125.00	\$0.00			
	Management Improvements	1408	Lump sum	\$42,600.00	\$42,600.00	\$42,600.00	\$15,355.08	36%
	Resident Programming	1408	Lump sum	\$9,157.65	\$0.00			
	A & E Fees	1430	Lump sum	\$43,775.00	\$10,000.00			0%
	504/VCA Compliance	1460	Lump sum	\$34,055.60	\$74,136.22	\$74,136.22	\$11,050.36	15%
	Extermination	1460	Lump sum	\$3,000.00	\$4,128.00	\$4,128.00	\$344.01	8%
	Mold/Mildew Treatments	1460	Lump sum	\$5,000.00	\$0.00			
	Vacancy Reduction	1460	Lump sum	\$0.00	\$1,145.00	\$1,145.00	\$1,145.00	100%
	Stoves/Fridges	1465.1	Lump sum	\$5,000.00	\$0.00			
CT001000009P	Operations	1406	Lump sum	\$29,548.43	\$29,548.43	\$29,548.43	\$29,548.43	100%
aka Harborview	Energy Audit/Improvements	1408	Lump sum	\$7,500.00	\$7,500.00	\$7,500.00		0%
Towers	Inventory Control	1408	Lump sum	\$1,875.00	\$0.00			
	Management Improvements	1408	Lump sum	\$85,800.00	\$85,800.00	\$85,800.00	\$26,037.54	30%
	Resident Programming	1408	Lump sum	\$8,080.28	\$0.00			
	A & E Fees	1430	Lump sum	\$43,775.00	\$43,775.00	\$6,225.00		0%
	Grounds Improvements	1450	Lump sum	\$115,000.00	\$0.00			
	504/VCA Compliance	1460	Lump sum	\$30,650.04	\$25,000.00			0%

	Asbestos Abatement	1460	Lump sum	\$3,300.00	\$1,615.00	\$1,615.00		0%
	Dwelling improvements	1460	Lump sum	\$0.00	\$56,264.76	\$56,264.76	\$15,573.78	28%
	Extermination	1460	Lump sum	\$2,700.00	\$7,034.00	\$7,034.00	\$504.00	7%
	Mold/Mildew Treatments	1460	Lump sum	\$4,500.00	\$0.00			
	Vacancy Reduction	1460	Lump sum	\$0.00	\$11,940.00	\$11,940.00	\$9,600.00	80%
	Elevator Repairs	1465.1	Lump sum	\$25,000.00	\$20,000.00	\$15,000.00		0%
	Garbage Equipment	1465.1	Lump sum	\$0.00	\$2,301.30	\$2,301.30		0%
	Stoves/Fridges	1465.1	Lump sum	\$4,500.00	\$4,411.00	\$4,411.00	\$4,411.00	100%
	Vehicles/Non dwelling equipment	1475	Lump sum	\$5,000.00	\$0.00			
CT001000044P	Operations	1406	Lump sum	\$61,066.75	\$61,066.75	\$61,066.75	\$61,066.75	100%
aka Trumbull	Energy Audit/Improvements	1408	Lump sum	\$15,500.00	\$10,000.00	\$10,000.00		0%
Gardens	Inventory Control	1408	Lump sum	\$3,875.00	\$0.00			
	Management Improvements	1408	Lump sum	\$171,600.00	\$171,600.00	\$171,600.00	\$33,801.70	20%
	Resident Programming	1408	Lump sum	\$16,699.24	\$5,000.00			0%
	A & E Fees	1430	Lump sum	\$43,775.00	\$43,775.00	\$43,775.00		0%
	Garbage Equipment	1450	Lump sum	\$75,000.00	\$0.00			
	Security System	1450	Lump sum	\$50,000.00	\$0.00			
	504/VCA Compliance	1460	Lump sum	\$111,770.52	\$149,235.17	\$49,973.35	\$43,871.81	29%
	Dwelling improvements	1460	Lump sum	\$0.00	\$9,534.89	\$9,534.89	\$9,534.89	100%
	Extermination	1460	Lump sum	\$5,100.00	\$15,984.00	\$15,984.00	\$2,283.42	14%
	Mold/Mildew Treatments	1460	Lump sum	\$8,500.00	\$0.00			
	Vacancy Reduction	1460	Lump sum	\$8,450.00	\$17,795.00	\$9,345.00	\$8,045.00	45%
	Stoves/Fridges	1465.1	Lump sum	\$8,500.00	\$8,000.00	\$7,116.00	\$7,116.00	89%
CT001000881P	Operations	1406	Lump sum	\$25,608.64	\$25,608.64	\$25,608.64	\$25,608.64	100%
aka Scattered Sites I	Energy Audit/Improvements	1408	Lump sum	\$6,500.00	\$0.00	\$0.00		
	Inventory Control	1408	Lump sum	\$1,625.00	\$0.00			
	Resident Programming	1408	Lump sum	\$7,002.91	\$0.00			
	A & E Fees	1430	Lump sum	\$43,775.00	\$43,775.00			0%
	Grounds Improvements	1450	Lump sum	\$0.00	\$3,000.00	\$3,000.00		0%
	504/VCA Compliance	1460	Lump sum	\$27,244.48				
	Dwelling improvements	1460	Lump sum	\$25,000.00	\$0.00			
	Extermination	1460	Lump sum	\$2,400.00	\$31,346.14	\$31,346.14		0%
	Mold/Mildew Treatments	1460	Lump sum	\$4,000.00	\$0.00			
	Roof replacement	1460	Lump sum	\$0.00	\$0.00			
	Unit upgrades/kitchen/bdrms	1460	Lump sum	\$20,562.00	\$306.86	\$306.86	\$306.86	
	Vacancy Reduction	1460	Lump sum	\$4,400.00	\$11,290.14	\$3,380.00	\$1,660.00	15%
	Vinyl Siding/Gutters/Leaders	1460	Lump sum	\$30,000.00	\$14,927.62	\$14,927.62	\$11,195.71	75%
	Elevator Repairs	1465.1	1 elevator	\$0.00	\$2,000.00	\$2,000.00		
	Fire Control Systems Upgrade	1465.1	Lump sum	\$0.00	\$1,600.00	\$1,600.00		
	Stoves/Fridges	1465.1	Lump sum	\$4,000.00	\$3,241.00	\$3,241.00	\$3,241.00	100%
	Vehicles/Non dwelling equipment	1475	Lump sum	\$0.00	\$8,280.91	\$649.95		0%
CT001000882P	Operations	1406	Lump sum	\$45,307.59	\$45,307.59	\$45,307.59	\$45,307.59	100%
aka Scattered Sites II	Energy Audit/Improvements	1408	Lump sum	\$11,500.00	\$0.00	\$0.00		
	Inventory Control	1408	Lump sum	\$2,875.00	\$0.00			
	Management Improvements	1408	Lump sum	\$0.00	\$5,682.47	\$5,682.47	\$5,682.47	100%
	Resident Programming	1408	Lump sum	\$12,389.76	\$0.00			

	A & E Fees	1430	Lump sum	\$43,775.00	\$42,904.57			0%
	504/VCA Compliance	1460	Lump sum	\$44,272.28	\$80,530.90	\$80,530.90	\$26,668.53	33%
	Dwelling improvements	1460	Lump sum	\$0.00	\$33,695.00	\$33,695.00	\$33,695.00	100%
	Extermination	1460	Lump sum	\$3,900.00	\$26,962.62	\$26,962.62	\$521.01	2%
	Mold/Mildew Treatments	1460	Lump sum	\$6,500.00	\$0.00			
	Roof replacement	1460	Lump sum	\$0.00	\$0.00			
	Unit upgrades/kitchen/bdrms	1460	Lump sum	\$20,562.00	\$306.87	\$306.87	\$306.87	
	Vacancy Reduction	1460	Lump sum	\$6,475.00	\$45,973.63	\$45,973.63	\$3,095.63	7%
	Vinyl Siding/Gutters/Leaders	1460	Lump sum	\$30,100.00	\$128,408.32	\$128,408.32	\$70,772.32	55%
	Fire Control Systems Upgrade	1465.1	Lump sum	\$0.00	\$11,130.00	\$1,130.00		
	Heating System	1465.1	1 bldg	\$0.00	\$259.20	\$259.20	\$259.20	100%
	Stoves/Fridges	1465.1	Lump sum	\$6,500.00	\$6,471.00	\$6,471.00	\$6,471.00	100%
	Vehicles/Non dwelling equipment	1475	Lump sum	\$0.00	\$0.00			
		<b>Totals</b>		<b>3,939,790.00</b>	<b>4,056,187.00</b>	<b>3,134,707.66</b>	<b>1,315,670.96</b>	





# Annual Statement/Performance Evaluation Report

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

### Part II: Supporting Pages

PHA Name: Bridgeport Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26-P001-50105 Replacement Housing Factor Grant No:					Federal FY of Grant		2005
Development Number Name/HA-Wide Activities	General Description of Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Central Office	Operations	1406	Lump sum	440,110.00	440,110.00	440,110.00	440,110.00	100%	
BHA Wide	Energy Audit/Improvements	1408	Lump sum	25,000.00	2,819.36	2,819.36	2,227.76	79%	
BHA Wide	Inventory Control	1408	Lump sum	50,000.00	0.00	0.00	0.00		
BHA Wide	Resident Programs	1408	Lump sum	0.00	393.25	393.25	393.25	100%	
BHA Wide	Training	1408	Lump sum	50,000.00	90,879.82	90,879.82	89,881.30	99%	
BHA Wide	Vacancy Reduction	1408	Lump sum	35,000.00	97,900.60	97,900.60	66,538.60	68%	
Central Office	Management Improvements	1408	Lump sum	720,221.00	688,227.97	688,227.97	670,156.37	97%	
BHA Wide	Administration	1410	Lump sum	440,110.00	440,110.00	440,110.00	408,509.34	93%	
BHA Wide	A & E Fees	1430	Lump sum	440,110.00	419,144.28	419,144.28	198,136.86	47%	
TBD	Acquisition	1440	Lump sum	25,000.00	0.00	0.00	0.00		
BHA Wide	Fencing	1450	Lump sum	25,000.00	10,685.40	10,685.40	7,460.40	70%	
BHA Wide	Gutters/Leaders	1450	Lump sum	15,000.00	15,000.00	15,000.00	15,000.00	100%	
BHA Wide	Landscaping/Grounds Improvements	1450	Lump sum	36,000.00	77,350.00	77,350.00	75,725.00	98%	
BHA Wide	Security System Upgrade	1450	Lump sum	25,000.00	2,450.00	2,450.00	2,450.00	100%	
CT26-P001-002	Sidewalks/Parking	1450	Lump sum	100,000.00	8,338.56	8,338.56	8,338.56	100%	
CT26-P001-005	Playground/Grounds Improvements	1450	Lump sum	10,000.00	60,650.20	60,650.20	52,895.71	87%	
CT26-P001-005	Roof Shingles	1450	Lump sum	20,000.00	17,905.00	17,905.00	17,905.00	100%	
CT26-P001-006	Landscaping/Grounds Improvements	1450	Lump sum	0.00	8,100.00	8,100.00	8,100.00	100%	
CT26-P001-007	Landscaping/Grounds Improvements	1450	Lump sum	0.00	17,436.00	17,436.00	4,060.00	23%	
CT26-P001-044 & 045	Sidewalks/Parking/Grounds Improvements	1450	Lump sum	10,000.00	41,382.30	41,382.30	39,422.13	95%	
Scattered Sites	Lighting	1450	Lump sum	5,000.00	0.00	0.00	0.00		
Scattered Sites	Sidewalks/Parking	1450	Lump sum	20,000.00	71,279.08	71,279.08	992.08	1%	
Scattered Sites	Walkway	1450	Lump sum	50,000.00	54,060.86	54,060.86	5,412.31	10%	
BHA Wide	504 Compliance	1460	Lump sum	75,000.00	0.00	0.00	0.00		
BHA Wide	Asbestos Removal	1460	Lump sum	0.00	1,588.00	1,588.00	1,588.00	100%	
BHA Wide	Electrical Replacements	1460	Lump sum	0.00	14,041.89	14,041.89	14,041.89	100%	
BHA Wide	Mold/Mildew Remediation	1460	Lump sum	0.00	3,750.00	3,750.00	3,750.00	100%	
BHA Wide	Unit upgrades	1460	Lump sum	0.00	5,505.00	5,505.00	5,505.00	100%	
BHA Wide	Vacancy Reduction	1460	Lump sum	0.00	317,220.55	317,220.55	288,826.54	91%	
CT26-P001-002	Electrical Enclosure	1460	10 bldgs	0.00	24,000.00	24,000.00	24,000.00	100%	
CT26-P001-002	Roof Replacement	1460	4 bldgs	200,000.00	250,564.01	250,564.01	1,465.18	1%	
CT26-P001-002	Unit upgrades	1460	Lump sum	0.00	752.35	752.35	752.35	100%	
CT26-P001-005	Stairs	1460	Lump sum	508,556.00	91,807.70	91,807.70	67,191.90	73%	
CT26-P001-006	Fire Doors	1460	Lump sum	0.00	16,261.12	16,261.12	16,261.12	100%	
CT26-P001-006	Roof Replacement	1460	Lump sum	0.00	9,000.00	9,000.00	9,000.00	100%	
CT26-P001-006	Stairs	1460	Lump sum	0.00	18,410.00	18,410.00	18,410.00	100%	
CT26-P001-006	Vacancy Reduction	1460	Lump sum	0.00	16,722.20	16,722.20	16,722.20	100%	
CT26-P001-006	Windows/Doors/Insulation	1460	Lump sum	0.00	8,861.34	8,861.34	8,861.34	100%	

CT26-P001-007, 08, 010	Screen doors	1460	Lump sum	0.00	3,901.54	3,901.54	3,901.54	100%
CT26-P001-007, 08, 010	Vacancy Reduction	1460	Lump sum	0.00	1,964.00	1,964.00	1,339.00	68%
CT26-P001-007, 08, 010	Windbreaker	1460	Lump sum	1,000.00	0.00	0.00	0.00	
CT26-P001-009	Vacancy Reduction	1460	Lump sum	0.00	2,380.00	2,380.00	2,380.00	100%
CT26-P001-044 & 045	504 Compliance	1460	1 unit	0.00	28,905.20	28,905.20	21,989.26	76%
CT26-P001-044 & 045	Bathroom upgrades	1460	Lump sum	10,000.00	0.00	0.00	0.00	
CT26-P001-044 & 045	Pipe Insulation	1460	Lump sum	10,000.00	0.00	0.00	0.00	
CT26-P001-044 & 045	Roof Replacement	1460	Lump sum	0.00	3,500.00	3,500.00	3,500.00	100%
CT26-P001-044 & 045	Vacancy Reduction	1460	Lump sum	0.00	22,492.80	22,492.80	22,492.80	100%
CT26-P001-044 & 045	Vinyl Siding/Gutters/Leaders	1460	Lump sum	82,000.00	121,547.12	121,547.12	121,547.12	100%
Scattered Sites	Bathroom upgrades	1460	Lump sum	0.00	243.01	243.01	243.01	100%
Scattered Sites	Fire Damage	1460	1 building	0.00	1,200.15	1,200.15	1,200.15	100%
Scattered Sites	Roof Replacement	1460	Lump sum	0.00	3,400.00	3,400.00	3,400.00	100%
Scattered Sites	Vinyl Siding/Gutters/Leaders	1460	Lump sum	493,000.00	232,610.86	232,610.86	232,610.86	100%
Scattered Sites	Windows/Doors/Insulation	1460	Lump sum	10,000.00	11,083.00	11,083.00	11,083.00	100%
BHA Wide	Elevator Upgrades	1465.1	Lump sum	0.00	77,335.09	77,335.09	77,335.09	100%
BHA Wide	Garbage Systems	1465.1	Lump sum	20,000.00	0.00	0.00	0.00	
BHA Wide	Fire escape systems	1465.1	Lump sum	0.00	1,984.00	1,984.00	1,984.00	100%
BHA Wide	Heating System Upgrade	1465.1	Lump sum	0.00	142,788.90	142,788.90	140,726.36	99%
BHA Wide	Refrigerators	1465.1	Lump sum	0.00	7,584.00	7,584.00	7,584.00	100%
CT26-P001-005	Heating System Upgrade	1465.1	Lump sum	0.00	9,510.40	9,510.40	5,180.48	54%
CT26-P001-006	Heating System Upgrade	1465.1	Lump sum	0.00	12,913.23	12,913.23	9,869.52	76%
CT26-P001-006	Elevator Upgrades	1465.1	Lump sum	0.00	27,400.24	27,400.24	27,400.24	100%
CT26-P001-007	Antenna System	1465.1	Lump sum	0.00	1,289.00	1,289.00	1,289.00	100%
CT26-P001-007	Fire escape systems	1465.1	Lump sum	0.00	3,942.00	3,942.00	3,942.00	100%
CT26-P001-007	Heating System Upgrade	1465.1	Lump sum	0.00	2,260.00	2,260.00	0.00	0%
CT26-P001-009	Elevator Upgrades	1465.1	Lump sum	100,000.00	0.00	0.00	0.00	
CT26-P001-009	Fire escape systems	1465.1	Lump sum	0.00	36,411.62	36,411.62	36,411.62	100%
CT26-P001-009	Heating System Upgrade	1465.1	Lump sum	25,000.00	24,495.34	24,495.34	22,994.82	94%
CT26-P001-044 & 045	504 Compliance	1465.1	1 unit	0.00	14,213.42	14,213.42	7,111.42	50%
CT26-P001-044 & 045	Elevator Upgrades	1465.1	Lump sum	150,000.00	11,967.32	11,967.32	10,164.82	85%
CT26-P001-044 & 045	Heating System Upgrade	1465.1	Lump sum	0.00	12,939.19	12,939.19	12,939.19	100%
Scattered Sites	Electrical system	1465.1	1 building	0.00	10,789.69	10,789.69	10,789.69	100%
Scattered Sites	Lighting	1465.1	1 building	0.00	7,350.00	7,350.00	6,302.56	86%
Scattered Sites	Heating System Upgrade	1465.1	1 building	0.00	90,050.19	90,050.19	71,672.71	80%
Administration	Construction	1470	1	25,000.00	0.00	0.00	0.00	
BHA Wide	504 Compliance	1470	Lump sum	75,000.00	0.00	0.00	0.00	
BHA Wide	Facility Improvements	1470	Lump sum	0.00	61,737.24	61,737.24	46,200.24	75%
CT26-P001-005	Gary Crooks Facility Improvements	1470	Lump sum	5,000.00	0.00	0.00	0.00	
BHA Wide	Technology Upgrades	1475	Lump sum	42,659.00	41,060.61	41,060.61	39,661.35	97%
BHA Wide	Vehicles	1475	Lump sum	17,341.00	18,871.00	18,871.00	4,050.00	21%
BHA Wide	Relocation	1495.1	Lump sum	10,000.00	8,280.00	8,280.00	8,280.00	100%
		<b>Total</b>		<b>4,401,107.00</b>	<b>4,401,107.00</b>	<b>4,401,107.00</b>	<b>3,567,666.04</b>	



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

<b>PHA Name:</b> Bridgeport Housing Authority	<b>Grant Type and Number</b> <b>Capital Fund Program Grant No:</b> CT26-P001-50104 <b>Replacement Housing Factor Grant No:</b>	<b>Federal FY of Grant</b> 2004
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Original Annual Statement       Reserve for Disasters/Emergencies      | Revised Annual Statement (revision no.)  
 Performance and Evaluation Report for Period Ending:      | Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	747,989.00	438,140.00	438,140.00	438,140.00
3	1408 Management Improvements	898,442.00	902,982.00	902,982.00	902,982.00
4	1410 Administration	475,836.00	438,141.00	438,141.00	438,141.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	438,140.00	409,030.51	409,030.51	353,453.60
8	1440 Site Acquisition				
9	1450 Site Improvements	660,000.00	604,286.70	604,286.70	604,286.70
10	1460 Dwelling Structures	796,000.00	1,105,390.89	1,105,390.89	891,885.68
11	1465.1 Dwelling Equipment - Nonexpendable	155,000.00	385,207.87	385,207.87	385,207.87
12	1470 Non Dwelling Structures	150,000.00	98,228.03	98,228.03	98,022.43
13	1475 Non Dwelling Equipment				
14	1485 Demolition	60,000.00	0.00	0.00	0.00
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 line 2-20)	4,381,407.00	4,381,407.00	4,381,407.00	4,112,119.28
22	Amount of Line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance	55,000.00	10,060.00	10,060.00	10,060.00
24	Amount of Line 21 Related to Security - Soft Costs	165,277.00	855,324.00	855,324.00	855,324.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	21,089.87	21,089.87	21,089.87
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	446,806.58	446,806.58	446,806.58

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

PHA Name: Bridgeport Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26-P001-50104 Replacement Housing Factor Grant No:					Federal FY of Grant		2004
Development Number Name/HA-Wide Activities	General Description of Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
BHA Wide	Operations	1406	Lump sum	747,989.00	438,140.00	438,140.00	438,140.00	-	
BHA Wide	Management Improvements	1408	Lump sum	0.00	245,743.00	245,743.00	245,743.00	100%	
BHA Wide	Security	1408	Lump sum	898,442.00	583,824.00	583,824.00	583,824.00	100%	
BHA Wide	Vacancy Reduction	1408	Lump sum	0.00	73,415.00	73,415.00	73,415.00	100%	
BHA Wide	Administration	1410	Lump sum	475,836.00	438,141.00	438,141.00	438,141.00	100%	
BHA Wide	A & E Fees	1430	Lump sum	438,140.00	409,030.51	409,030.51	353,453.60	86%	
CT26-P001-002	Landscaping	1450	Lump sum	0.00	5,603.47	5,603.47	5,603.47	100%	
CT26-P001-002	Playground upgrade	1450	Lump sum	150,000.00	0.00	0.00	0.00	-	
CT26-P001-005	Playground	1450	Lump sum	0.00	0.00	0.00	0.00	-	
CT26-P001-005	Sidewalks/Parking	1450	Lump sum	45,000.00	0.00	0.00	0.00	-	
CT26-P001-005	Landscaping	1450	Lump sum	0.00	0.00	0.00	0.00	-	
CT26-P001-005	Stair repairs	1450	3 bldgs	0.00	1,791.58	1,791.58	1,791.58	5%	
CT26-P001-006	Landscaping & sidewalks	1450	Lump sum	15,000.00	36,640.40	36,640.40	36,640.40	100%	
CT26-P001-006	Elevator Repairs	1450	5 bldgs	0.00	10,971.09	10,971.09	10,971.09	100%	
CT26-P001-006	Fire Alarm system	1450	5 bldgs	0.00	401,865.51	401,865.51	401,865.51	100%	
CT26-P001-006	Stair repairs	1450	5 bldgs	0.00	1,063.00	1,063.00	1,063.00	100%	
CT26-P001-007	Landscaping & sidewalks	1450	Lump sum	25,000.00	0.00	0.00	0.00	-	
CT26-P001-009	Canopy	1450	Lump sum	25,000.00	0.00	0.00	0.00	-	
CT26-P001-009	Landscaping & sidewalks	1450	Lump sum	145,000.00	0.00	0.00	0.00	-	
CT26-P001-044 & 045	Landscaping & sidewalks	1450	Lump sum	70,000.00	119,317.42	119,317.42	119,317.42	100%	
Scattered Sites	Sidewalks/Parking	1450	Lump sum	185,000.00	0.00	0.00	0.00	-	
Scattered Sites	Landscaping	1450	Lump sum	0.00	5,174.00	5,174.00	5,174.00	100%	
Scattered Sites	Hot water heaters	1450	Lump sum	0.00	21,860.23	21,860.23	21,860.23	100%	
CT26-P001-002	Heat system upgrade emergency	1460	Lump sum	0.00	5,104.62	5,104.62	5,104.62	100%	
CT26-P001-002	Unit improvements	1460	Lump sum	0.00	7,500.00	7,500.00	7,500.00	100%	
CT26-P001-005	Kitchen cabinets/countertops	1460	Lump sum	0.00	0.00	0.00	0.00		
CT26-P001-005	Unit improvements	1460	Lump sum	100,000.00	105,344.00	105,344.00	105,344.00	100%	
CT26-P001-006	Fire Alarm system	1460	5 bldgs	0.00	280,291.81	280,291.81	66,786.60	24%	
CT26-P001-006	Elevator Repairs	1460	Lump sum	0.00	26,088.24	26,088.24	26,088.24	100%	
CT26-P001-006	Heat system upgrade emergency	1460	54 units	0.00	5,677.57	5,677.57	5,677.57	100%	
CT26-P001-006	Exterior door replacement	1460	15	36,000.00	35,700.00	35,700.00	35,700.00	100%	
CT26-P001-006	Unit improvements	1460	Lump sum	174,000.00	23,701.02	23,701.02	23,701.02	100%	
CT26-P001-006	Roof replacement	1460	Lump sum	0.00	0.00	0.00	0.00		
CT26-P001-006	Kitchen cabinets/countertops	1460	Lump sum	0.00	0.00	0.00	0.00		
CT26-P001-006	Stair repairs	1460	Lump sum	0.00	1,785.00	1,785.00	1,785.00	100%	
CT26-P001-007	Screen doors force account	1460	248 units	28,500.00	0.00	0.00	0.00	-	
CT26-P001-007	Painting	1460	1 unit	0.00	900.00	900.00	900.00	100%	
CT26-P001-007	Hot water tanks	1460	1	0.00	22,955.02	22,955.02	22,955.02	100%	

CT26-P001-007	504 compliance	1460	Lump sum	30,000.00	0.00	0.00	0.00	-
CT26-P001-008	Roof replacement	1460	5 bldgs	51,500.00	66,100.00	66,100.00	66,100.00	100%
CT26-P001-009	Unit improvements/kitchen cabinets	1460	25 units	30,000.00	4,525.00	4,525.00	4,525.00	100%
CT26-P001-044 & 045	Unit improvements	1460	Lump sum	81,000.00	18,740.00	18,740.00	18,740.00	100%
CT26-P001-044 & 045	Roof replacement	1460	1 bldg	0.00	83,027.64	83,027.64	83,027.64	100%
CT26-P001-044 & 045	Kitchen cabinets/countertops	1460	Lump sum	0.00	0.00	0.00	0.00	-
CT26-P001-044 & 045	Bldg 11 common area improvements	1460	Lump sum	0.00	490.88	490.88	490.88	100%
Scattered Sites	Boston Commons Interior Lights	1460	Lump sum	0.00	0.00	0.00	0.00	-
Scattered Sites	Painting	1460	1 bldg	0.00	870.00	870.00	870.00	100%
Scattered Sites	Roof replacement	1460	Lump sum	0.00	114,588.44	114,588.44	114,588.44	100%
Scattered Sites	Storm Doors	1460	Lump sum	0.00	0.00	0.00	0.00	-
Scattered Sites	hewitt street bathroom upgrades	1460	Lump sum	265,000.00	13,264.00	13,264.00	13,264.00	100%
Scattered Sites	tudor hill walkway	1460	Lump sum	0.00	0.00	0.00	0.00	-
Scattered Sites	Vinyl siding	1460	Lump sum	0.00	0.00	0.00	0.00	-
Scattered Sites	Window Replacement	1460	Lump sum	0.00	27,779.60	27,779.60	27,779.60	100%
Scattered Sites	Vacancy Reduction	1460	Lump sum	0.00	28,702.50	28,702.50	28,702.50	100%
Scattered Sites	Gutters/Leaders	1460	Lump sum	0.00	3,316.00	3,316.00	3,316.00	100%
BHA Wide	504 compliance	1460	Lump sum	0.00	10,060.00	10,060.00	10,060.00	100%
BHA Wide	Roof replacement	1460	Lump sum	0.00	13,792.05	13,792.05	13,792.05	100%
BHA Wide	Security	1460	Lump sum	0.00	8,048.99	8,048.99	8,048.99	100%
BHA Wide	Vacancy Reduction	1460	Lump sum	0.00	197,038.51	197,038.51	197,038.51	100%
CT26-P001-002	Heat system upgrade emergency	1465	Lump sum	0.00	13,275.64	13,275.64	13,275.64	100%
CT26-P001-006	Elevator Upgrades	1465	5 bldgs	100,000.00	349,677.00	349,677.00	349,677.00	100%
CT26-P001-006	Security	1465	1	0.00	11,300.00	11,300.00	11,300.00	100%
CT26-P001-009	Elevator accessibility/Electrical upgrades	1465	Lump sum	55,000.00	0.00	0.00	0.00	-
CT26-P001-009	Security	1465	Lump sum	0.00	1,250.00	1,250.00	1,250.00	100%
CT26-P001-009	Heat system upgrade emergency	1465	Lump sum	0.00	9,705.23	9,705.23	9,705.23	100%
CT26-P001-000	Warehouse site improvement	1470	3,185 sq ft	10,000.00	0.00	0.00	0.00	-
CT26-P001-000	Gary Crooks Facility Improvements	1470	Lump sum	0.00	5,299.98	5,299.98	5,299.98	100%
CT26-P001-044 & 045	Management bldg roof replacement	1470	1 bldg	0.00	87,229.95	87,229.95	87,024.35	99%
CT26-P001-044 & 045	Fencing and Paint admin building	1470	Lump sum	20,000.00	0.00	0.00	0.00	-
Admin Offices	504 compliance	1470	Lump sum	25,000.00	0.00	0.00	0.00	-
Admin Offices	Improvements and upgrades	1470	Lump sum	95,000.00	5,698.10	5,698.10	5,698.10	100%
CT26-P001-043	Obsolete Garage Demolition	1485	Lump sum	60,000.00	0.00	0.00	0.00	-
		<b>Totals</b>		<b>\$4,381,407.00</b>	<b>\$4,381,407.00</b>	<b>\$4,381,407.00</b>	<b>\$4,112,119.28</b>	

0.00





Annual Statement/Performance Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name:		Bridgeport Housing Authority		Grant Type and Number			2003	
				Capital Fund Program Grant No:		CT26-P001-50103		Federal FY of Grant
				Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities	General Description of Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
BHA Wide	Operations	1406	Lump sum	373,469.00	366,853.00	366,853.00	366,853.00	100%
BHA Wide	Management Improvements	1408	Lump sum	732,341.00	732,341.00	732,341.00	732,341.00	100%
BHA Wide	Administration	1410	Lump sum	457,713.00	366,582.00	366,582.00	366,582.00	100%
BHA Wide	A & E Fees	1430	Lump sum	366,582.00	360,560.55	360,560.55	360,560.55	100%
CT26-P001-002	Risk Management/Sidewalks/Accessibility	1450	Lump sum	175,000.00	221,992.51	221,992.51	221,992.51	100%
CT26-P001-002	Playground improvements	1450	Lump sum	0.00	121,285.55	121,285.55	121,285.55	100%
CT26-P001-006	Mailroom and force account	1450	Lump sum	0.00	7,855.14	7,855.14	7,855.14	100%
CT26-P001-009	Asbestos Removal	1450	Lump sum	100,000.00	1,900.00	1,900.00	1,900.00	100%
CT26-P001-044 & 045	Risk Management/Landscaping	1450	Lump sum	30,000.00	0.00	0.00	0.00	0%
CT26-P001-044 & 045	Vinyl siding/gutters/leaders	1450	Lump sum	0.00	187,966.10	187,966.10	187,966.10	100%
CT26-P001-044 & 045	Fencing	1450	Lump sum	0.00	4,768.42	4,768.42	4,768.42	100%
Scattered Sites	Site improvements	1450	Lump sum	50,000.00	850.00	850.00	850.00	100%
CT26-P001-002	Rehab Bldg 30 & 31	1460	2 bldgs	0.00	77,596.43	77,596.43	77,596.43	-
CT26-P001-002	Lead paint abatement/Mold Mildew	1460	5 units	55,000.00	0.00	0.00	0.00	-
CT26-P001-005	Door replacement & force account	1460	60 doors	0.00	4,077.00	4,077.00	4,077.00	100%
CT26-P001-005	Extermination	1460	3 bldgs	0.00	0.00			
CT26-P001-005	Stair repairs/replacement	1460	Lump sum	383,278.00	223,487.00	223,487.00	223,487.00	100%
CT26-P001-006	Stair repairs/Elevator	1460	1 bldg	25,000.00	2,760.00	2,760.00	2,760.00	100%
CT26-P001-006	Fire doors - Interior	1460	5 bldgs	0.00	109,889.45	109,889.45	109,889.45	100%
CT26-P001-006	Security system upgrades	1460	1 unit	0.00	4,405.00	4,405.00	4,405.00	100%
CT26-P001-006	Window replacement & force account	1460	Lump sum	0.00	28,801.09	28,801.09	28,801.09	100%
CT26-P001-007, 008 & 010	Screen door replacement	1460	248 units	0.00	1,539.42	1,539.42	1,539.42	100%
CT26-P001-007, 008 & 010	Landscaping	1460	Lump sum	0.00	0.00	0.00	0.00	-
CT26-P001-009	Convert bathrooms for handicap access	1460	6 units	50,000.00	0.00	0.00	0.00	-
CT26-P001-044 & 045	Dwelling unit improvements	1460	Lump sum	185,000.00	0.00	0.00	0.00	-
CT26-P001-044 & 045	Painting	1460	Lump sum	0.00	0.00	0.00	0.00	-
CT26-P001-044 & 045	Vinyl siding/gutters/leaders	1460	Lump sum	0.00	43,500.97	43,500.97	43,500.97	100%
Scattered Sites	Dwelling improvements	1460	Lump sum	215,000.00	0.00	0.00	0.00	-
Scattered Sites	Brick repointing	1460	1 bldg	0.00	98,686.10	98,686.10	98,686.10	100%
Scattered Sites	Gutters/Leaders	1460	Lump sum	0.00	14,820.00	14,820.00	14,820.00	100%
CT26-P001-006	Fire alarm	1465	Lump sum	130,000.00	0.00	0.00	0.00	-
CT26-P001-009	Elevator accessibility/Garbage lift	1465	Lump sum	45,000.00	0.00	0.00	0.00	-
CT26-P001-009	Heating system upgrade	1465	80 units	18,253.00	18,253.31	18,253.31	18,253.31	100%
CT26-P001-044 & 045	Heat system upgrade/Security	1465	Lump sum	65,000.00	0.00	0.00	0.00	-
CT26-P001-044 & 045	Heat system upgrade	1465	1 boiler	0.00	49,796.59	49,796.59	49,796.59	100%

CT26-P001-044 & 045	Admin Bldg roof replacement	1470	Lump sum	50,000.00	0.00	0.00	0.00	-
Admin Offices	150 Highland Avenue Bldg upgrade	1470	Lump sum	159,192.00	0.00	0.00	0.00	-
Scattered Sites	Obsolete garage demolition	1485	2	0.00	14,675.00	14,675.00	14,675.00	100%
CT26-P001-006	Replacement Reserve for elevator upgrades	1490	5 elevators	0.00	686,710.25	686,710.25	686,710.25	-
		<b>Totals</b>		<b>3,665,828.00</b>	<b>3,751,951.88</b>	<b>3,751,951.88</b>	<b>3,751,951.88</b>	





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

PHA Name: Bridgeport Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26-P001-50203 Replacement Housing Factor Grant No:				Federal FY of Grant		2003	
Development Number Name/HA-Wide Activities	General Description of Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
BHA Wide	Operations	1406	Lump sum						
BHA Wide	Management Improvements	1408	Lump sum	165,277.00	165,092.62	165,092.62	165,092.62	100%	
BHA Wide	Administration	1410	Lump sum	82,639.00	82,639.00	82,639.00	82,639.00	100%	
BHA Wide	A & E Fees	1430	Lump sum						
CT26-P001-002	Electrical Boxes	1450	11	0.00	20,000.00	20,000.00	20,000.00	100%	
CT26-P001-002	Building improvements	1450	1	0.00	5,515.00	5,515.00	5,515.00	100%	
CT26-P001-002	Playground improvements	1450	Lump sum	0.00	31,808.45	31,808.45	31,808.45	100%	
CT26-P001-002	Sidewalks	1450	Lump sum	0.00	0.00				
CT26-P001-006	Heat system	1450	Lump sum	0.00	5,452.20	5,452.20	5,452.20	100%	
CT26-P001-007, 008 & 010	Landscaping	1450	Lump sum	0.00	10,000.00	10,000.00	10,000.00	100%	
CT26-P001-009	Sliding doors	1450	Lump sum	5,413.48	0.00	0.00	0.00		
CT26-P001-009	Landscaping	1450	Lump sum	0.00	1,700.00	1,700.00	1,700.00	100%	
CT26-P001-044 & 045	Security system	1450	Lump sum	4,586.52	0.00	0.00	0.00		
Scattered Sites	Fire doors	1450	Lump sum	0.00	1,839.00	1,839.00	1,839.00	100%	
Scattered Sites	Landscaping	1450	Lump sum	0.00	4,530.00	4,530.00	4,530.00	100%	
Scattered Sites	Sidewalks	1450	Lump sum	0.00	800.00	800.00	800.00	100%	
CT26-P001-005	Unit improvements	1460	Lump sum	0.00	14,555.20	14,555.20	14,555.20	100%	
CT26-P001-005	Stairs	1460	Lump sum	513,469.00	27,243.72	27,243.72	27,243.72	100%	
CT26-P001-002	Lighting	1460	Lump sum	0.00	4,399.00	4,399.00	4,399.00	100%	
CT26-P001-002	Unit improvements	1460	Lump sum	0.00	54,843.45	54,843.45	54,843.45	100%	
CT26-P001-006	Elevators	1460	5 buildings	0.00	33,152.03	33,152.03	33,152.03	100%	
CT26-P001-006	Exterior door modification	1460	10 doors	0.00	4,992.60	4,992.60	4,992.60	100%	
CT26-P001-006	Heat system	1460	Lump sum	0.00	27,262.90	27,262.90	27,262.90	100%	
CT26-P001-006	Window replacement	1460	Lump sum	0.00	2,478.00	2,478.00	2,478.00	100%	
CT26-P001-006	Vacancy Reduction	1460	Lump sum	0.00	9,570.00	9,570.00	9,570.00	100%	
CT26-P001-006	Intercom/Security system upgrade	1460	Lump sum	0.00	27,190.00	27,190.00	27,190.00	100%	
CT26-P001-007, 008 & 010	Roof replacement	1460	4 buildings	0.00	1,588.42	1,588.42	1,588.42	100%	
CT26-P001-007, 008 & 010	Vacancy Reduction	1460	Lump sum	0.00	1,805.00	1,805.00	1,805.00	100%	
CT26-P001-007, 008 & 010	Screen door upgrades	1460	Lump sum	0.00	102,844.20	102,844.20	102,844.20	100%	
CT26-P001-009	Kitchen cabinets/Unit improvements	1460	Lump sum	0.00	7,225.00	7,225.00	7,225.00	100%	
CT26-P001-009	Lighting	1460	Lump sum	0.00	2,236.80	2,236.80	2,236.80	100%	
CT26-P001-009	Heating system	1460	Lump sum	0.00	758.00	758.00	758.00	100%	
CT26-P001-009	Vacancy Reduction	1460	Lump sum	0.00	4,000.00	4,000.00	4,000.00	100%	
CT26-P001-009	Security system	1460	Lump sum	0.00	950.00	950.00	950.00	100%	
CT26-P001-044 & 045	504 compliance	1460	1 unit	0.00	4,270.04	4,270.04	3,368.81	79%	
CT26-P001-044 & 045	Vinyl siding	1460	Lump sum	0.00	89,383.08	89,383.08	89,383.08	100%	

CT26-P001-044 & 045	Kitchen cabinets/Unit improvements	1460	Lump sum	0.00	3,039.00	3,039.00	3,039.00	100%
CT26-P001-044 & 045	Elevators	1460	Lump sum	0.00	355.00	355.00	355.00	100%
CT26-P001-044 & 045	Vacancy Reduction	1460	Lump sum	0.00	7,670.00	7,670.00	7,670.00	100%
CT26-P001-044 & 045	Roof replacement	1460	Lump sum	0.00	2,800.00	2,800.00	2,800.00	100%
Scattered Sites	Gutters/Leaders	1460	Lump sum	0.00	6,449.00	6,449.00	6,449.00	100%
Scattered Sites	Lighting	1460	Lump sum	0.00	1,912.50	1,912.50	1,912.50	100%
Scattered Sites	Kitchen cabinets/Unit improvements	1460	Lump sum	0.00	4,489.20	4,489.20	4,489.20	100%
Scattered Sites	Heating system	1460	Lump sum	0.00	24,505.77	24,505.77	24,505.77	100%
Scattered Sites	Vacancy Reduction	1460	Lump sum	0.00	11,738.25	11,738.25	11,738.25	100%
Scattered Sites	Roofing	1460	Lump sum	0.00	5,210.00	5,210.00	5,210.00	100%
BHA Wide	Vacancy Reduction	1460	Lump sum	0.00	8,092.57	8,092.57	8,092.57	100%
BHA Wide	504 compliance	1460	Lump sum	55,000.00	0.00	0.00	0.00	
		<b>Totals</b>		<b>826,385.00</b>	<b>826,385.00</b>	<b>826,385.00</b>	<b>825,483.77</b>	



# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name: BRIDGEPORT HOUSING AUTHORITY</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26-R001-50107	<b>Federal FY of Grant:</b> 2007
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**Original Annual Statement**
 **Reserve for Disasters/ Emergencies**
 **Revised Annual Statement (revision no: \_\_\_\_\_ )**  
 **Performance and Evaluation Report for Period Ending: \_\_\_\_\_**
 **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	408,859			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	408,859			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				





# Annual Statement/Performance and Evaluation Report

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

PHA Name: BRIDGEPORT HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26-R001-50207	Federal FY of Grant: 2007
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no:      )  
  Performance and Evaluation Report for Period Ending:       Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	88,802			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	88,802			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				



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

PHA Name: BRIDGEPORT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: CT26-R001-50107					Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
BHA-Wide	9/30/08			9/30/10			

## Annual Statement/Performance and Evaluation Report

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

PHA Name: BRIDGEPORT HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26-R001-50106	Federal FY of Grant: 2006
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no: 1)  
 Performance and Evaluation Report for Period Ending: 6/30/07  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	426,409	439,007		
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	426,409	439,007		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				





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

PHA Name: BRIDGEPORT HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26-R001-50206	Federal FY of Grant: 2006
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 1)  
 Performance and Evaluation Report for Period Ending: 6/30/07  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	103,671	106,734	0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	103,671	106,734	0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				





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

PHA Name: BRIDGEPORT HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26-R001-50105	Federal FY of Grant: 2005
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 2)  
 Performance and Evaluation Report for Period Ending: 6/30/07  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	0	12,000	12,000	
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0	6,000	5,969	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	109,156	205,212	17,969	
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	109,156	223,212	17,969	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				



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

PHA Name: BRIDGEPORT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: CT26-R001-50105					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	
BHA-Wide	9/30/07	9/30/08		9/30/09	9/30/10		

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

<b>PHA Name:</b> BRIDGEPORT HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26-R001-50104	<b>Federal FY of Grant:</b> 2004
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 3)  
 Performance and Evaluation Report for Period Ending: 6/30/07  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	0	20,000	20,000	
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000	10,000	10,000	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	88,281	79,156	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)	93,281	109,156	30,000	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				



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

PHA Name: BRIDGEPORT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: CT26-R001-50104				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	
BHA Wide	9/30/06	9/30/08		9/30/07	9/30/10		

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

<b>PHA Name:</b> BRIDGEPORT HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26-R001-50103	<b>Federal FY of Grant:</b> 2003
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 6/30/07  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	0	18,000	18,000	
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000	9,000	9,000	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	88,281	66,281	0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	93,281	93,281	27,000	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26-R001-50103			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
BHA	Management Improvements	1408	Lump Sum	0	18,000	18,000		
BHA	A & E/Consultant Service	1430	Lump Sum	5,000	9,000	9,000	0	
CT26-P001	Property Acquisition	1499	1	88,281	66,281	0	0	
	TOTAL			93,281	93,281	27,000	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: BRIDGEPORT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: CT26-P001-50103				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Acquisition	9/30/05	9/30/08		3/31/06	9/30/10		Part of new plan under 2 <sup>nd</sup> increment

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

<b>PHA Name:</b> BRIDGEPORT HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26-R001-50102	<b>Federal FY of Grant:</b> 2002
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	117,522	100,316	100,316	100,316
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	117,522	100,316	100,316	100,316
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				



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

PHA Name: BRIDGEPORT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: CT26-R001-50102					Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
To be determined	9/30/04	9/30/07	1/31/07	3/31/05	9/30/09	1/31/07	Developed a revised plan

# Bridgeport Housing Authority: Revised Second RHF Increment Replacement Housing Factor Development Program

## A. Background

In a letter dated, March 30, 2001, the Bridgeport Housing Authority (BHA) submitted a “proposal” for use of its second five year increment of Replacement Factor. This proposal called for the acquisition and rehabilitation of eight (8) units in four (4) structures. These structures were in fact never acquired.

This revised Replacement Housing Factor Plan has been prepared based on the regulation covering RHF, which is found at 24 CFR 905, and the most recent guidance found in PIH Administrative Notice 2005-22. This program is based on the use of all RHF funds received or projected for the five year period of 2003 through 2007 from all increments.

## B. RHF Funding History

Detailed below are the Increment funds received for the period 1998 until 2002 and the Increment received & projected for the period 2003 until 2007.

Year	Amount	Status	Comment
1998	\$ 102,454	O/E	
1999	\$ 107,711	O/E	
2000	\$ 124,316	O/E	
2001	\$ 126,854	O/E	
2002	\$ 117,522	O/E	Beechwood Adjustment
<b>Sub-total 1<sup>st</sup> Five Year Increment</b>	<b>\$ 578,857</b>		
2003	\$ 93,281	Available	
2004	\$ 109,156	Available	
2005	\$ 223,212	Available	
2006	\$ 103,671 \$ 426,409	Available	
2007	\$ 88,802 \$ 408,859	Projected	
Sub-total 2 <sup>nd</sup> Five Year Increment	<b>\$1,453,390</b>	Estimated	\$495,270 minimum estimated leveraging required
<b>Total</b>	<b>\$ 2,032,247</b>	<b>Estimated</b>	

## C. Description of Development Project

The site is located mid-block between Albion Street and Andover Street. See attached map. Located on approximately an acre, the Authority is planning a mixed income, mixed finance family affordable housing development.

This development would consist of townhouse style units as the first and second floors of the structure, each with their own entry and a small yard area/porch. On top of the townhouse style units would be a mix of one and two bedroom units accessible via elevators. The elevator units would be arranged off a central load corridor. The structure would have a proposed height based on current design assumptions of six stories for dwelling units and common area/amenities located on the seventh floor.

The current proposed **unit mix** should be based on the following allocation of unit types and sizes.

### Townhouses (24 units)

12 two bed	(10 ACC and 2 LIHTC w/Section 8 PBA)
12 three bed	(10 ACC and 2 LIHTC w/Section 8 PBA)

### Elevator (36 units)

5 one bed	(all LIHTC; of which 1 accessible)
30 two bed	(all LIHTC; of which 10 w/Section 8; of which 2 accessible)
1 three bed	(LIHTC w/Section 8 accessible)

**Total units 60 of which 20 units are proposed as federal public housing.**

### Project amenities

1. Combination of onsite and offsite parking
2. Playground
3. Community function Room(s)
4. Rooftop Patio/Solarium
5. Unisex Exercise Room
6. Computer Learning Center
7. Men's/Women's Lockers & Sauna
8. No more than 20% of the S/F for street level retail along Andover Street

## D. Zoning Issues

The site is currently Zoned R-3 (Multi-family). Zoning variances for height and certain set-back requirements will be required. The Authority may acquire adjoining parcels based on availability to assist in addressing zoning requirements.

## E. Preliminary Budget

This budget assumes that the Evergreen (Albion and Andover Street) site is acceptable to HUD and the overall mixed income, mixed finance development program subject to 24 CFR 941 review will be approved in a timely manner. Excessive delays in the review and approval process will result in the BHA not being able to submit a LIHTC Application by the Feb 2007 CHFA deadline.

### Sources

RHF	\$ 1,485,809
9% LIHTC	\$ 9,289,644
Mortgage	\$ 3,100,000
GAP Filler (HOME, CDBG, CHFA, etc)	\$ 0
Loan for predevelopment (BOA)	\$ 500,000 (Match)
City of Bridgeport (land acquisition/demo)	\$ 500,000 (Match)

**Total Estimated Sources** **\$ 14,875,453**

Ratio of RHF to other sources (Match) = .4:1 against City funds (.25:1 required)  
9:1 All Non-RHF:RHF

### Uses

Construction Hard Costs	\$ 11,083,420
Construction Contingency	\$ 750,000
A/E	\$ 521,200
Soft Costs (Legal and other non A/E fees)	\$ 258,833
Developer Overhead & Profit	\$ 1,150,000
Site Acquisition	\$ 750,000
Capitalized Reserves	\$ 270,000
Syndication Fees/Other	\$ 92,000

**Total Estimated Uses** **\$ 14,875,453**

TDC Calculation for the 20 Public Housing Units

		<b>2006 TDCs</b>	
2 Bed T-House (ACC)	10 units	x \$ 188,081.00	\$ 1,880,810
3 Bed T-House (ACC)	10 units	x \$ 225,886.00	\$ 2,258,860
		<b>TOTAL\$</b>	<b>\$ 4,109,670</b>

The proposed 20 public housing units exceeds the number of public units for which the RHF funds would if the proposal was for a 100% ACC development (the RHF would provide for approximately 7 public housing units).

### **Projected Schedule of RHF Obligation & Expenditure Milestones**

In terms of RHF funding obligation & expenditure deadlines, the RHF 2002 was obligated by December 31, 2006 and expended by March 31, 2007. These RHF increments were used for pre-development costs including prep of a HUD Public Housing Development Application, Prep of a LIHTC Application to CHFA, options for purchase on adjacent parcels, and efforts to obtain all necessary zoning variances.

RHF Increments for 2003, 2004, 2005 & 2006 will be obligated by December 31, 2007 and expended by June 30, 2008.

We project that RHF increment for 2007 will be obligated and expended within 90 days of each increment becoming available for drawdown through LOCCS.

## **F. Project Schedule**

Receive Approval of RHF Plan from HUD – Approval	November 2006
Submit 9% LIHTC Application to CHFA	October 2007 or sooner
CHFA approves or disapproves	Nov/Dec 2007
Submit New Dev Application to HUD with Conceptual Schematic	December 2007
HUD Approval of New Development Application (25 days after submission)	
Hire A/E for Construction Document (60 days after HUD approval)	June 2007
BHA completes HUD mixed finance information packet and submits to HUD for Approval	November 2007
Close on Financing	May 2008
Start Construction	July 2008
End Construction	June 2009
Date of Final Availability	August 2009
End of initial lease-up period	December 2009

2007 Agency Plan  
Resident Comments

1. Donna Fewell (203) 337-6682 136 St. Stephens Road Bldg. 10 Apt. 104 Bridgeport, CT 06605
2. James Brown (203) 336-0533 376 E. Washington Avenue Bridgeport, CT 06608
3. Kathleen Vila (203) 579-7801 108 Iranistan Avenue Bldg. 10 Marina Village Bridgeport, CT 06604
4. Denise Taylor (203) 673-3333 134 Iranistan Avenue Bldg. 19 Marina Village Bridgeport, CT 06604
5. Rashell Davis (203) 366-0359 508 Harral Avenue Bldg. 1 Apt. 107 Bridgeport, CT 06604
6. Rosemary Armstrong (203) 338-0389 376 E. Washington Avenue, Apt. B-103 Bridgeport, CT 06608
7. Iris Gonzalez (203) 336-1262 508 Railroad Avenue Bldg. 33 Bridgeport, CT 06604
8. Barbara Bahi (203) 502-1908 452 Harral Avenue Bridgeport, CT 06604
9. Cora Wright (203) 579-0355 655 Palisade Avenue Bridgeport, CT 06610
10. Mae Dickey (203) 384-1515 730 Palisade Avenue Bridgeport, CT 06610
11. Harry Dyer 655 Palisade Avenue Bridgeport, CT 06610
12. Karen Bracey (203) 371-7526 555 Trumbull Avenue Bridgeport, CT 06606
13. Alice King (203) 384-2410 508 Harral Avenue Bldg. 1 Apt. 112 Bridgeport, CT 06604

## **PUBLIC HEARING**

July 11, 2007

The Board of Commissioners of the Housing Authority of the City of Bridgeport held a public hearing on July 11, 2007 at 5:48 o'clock, p.m. in the Community Room, Charles F. Greene Homes, 150 Highland Avenue, in the City of Bridgeport, County of Fairfield, State of Connecticut.

Commissioner Vila called the meeting to order, and upon roll call, those present and absent were as follows:

Present: Kathleen Vila

Absent: Rosa J. Correa, Philip Kuchma, Reverend Sulton Stack, Jr. and Daniel Ford

Commissioner Vila welcomed everyone and stated that this public hearing was being held to discuss the public housing ACOP Revisions Summary, the Section 8 Administrative Plan Revisions Summary and the Capital Fund Program Planned Expenditures for 2007-2008 Summary.

Ms. Anita Falco, Director of Asset Management, stated that there have been some changes in this year's Admissions and Continued Occupancy Policy (ACOP). It has been made more concise. On Page One, regarding applicability, it states that the ACOP applies to all public housing owned and managed by the Bridgeport Housing Authority (BHA). It does not apply to public housing owned by private entities which are governed by a separate policy. On Page Two, there is a new Reasonable Accommodations Policy that goes into quite a bit of detail. On Page Four, there is limited English proficiency which is a HUD regulation (actually emanating from the Department of Justice). The BHA has to afford residents all forms, policies, documentations, etc. in the language that is the most prevalent to them; these forms, etc. will be translated into Spanish, the most prevalent language. The BHA has a contract with Family Services of Woodfield to provide interpreters for those who are hard of hearing. On Page Eight, the policy describes preferences – disaster and working preferences and the elderly and mixed-population buildings. The BHA is under a consent decree and a VCA so there is a certain protocol that is in place for assigning units to Fireside Apartments. On Page Nine, regarding denials on applicant screening, methamphetamine is covered, aside from the sex offender registration program. (Any one who is on the life-time sex offender registration program will be denied residence at any of the family sites.) On Page 14, the Tenant Selection and Assignment Plan, the BHA is going to be using a site-based waiting list. This is in accordance with the VCA and is monitored by a disability committee that meets every month with Mr. James Wood, Consent Decree Administrator. On Page 29, Interim Rent Adjustments, there is one item that is different under income changes. The BHA will process interim increases for income increases that follow interim rent reductions. From increased earned income from the employment of a current household member, the BHA will either defer the increase to the next regular re-examination or if the individual is eligible for an earned-income disallowance, the BHA will grant the disallowance. The BHA will

process interim rent increases for those families who have a person with an income who joins the household or an increase in monetary or non-monetary income after a resident has claimed zero income. On Page 35, Utilities, the BHA will have the option to send a utility allowance to the utility company. Excess use of utility charges remains the same. The BHA may elect to pay the utility charges directly to the utility company. On Page 37, flat rents will be done on an annual basis during the next re-examination. On Page 45, minimum rent for \$50.00 remains the same.

Ms. Falco stated that on Page 29, the fixed-rent system would be a flat rent. This is income-based or a flat rent. If it is a flat rent, the BHA doesn't necessarily do an income re-examination, but the residents must report their household composition over the next few years.

Ms. Patsy Michelle, Director of Section 8, stated that there are very few changes in the Section 8 Administrative Plan; however, some of the language has been changed. On Page One, the Fair Housing language was changed and updated to ensure that the BHA was in compliance with the type of housing that the clients need or desire once they are issued a voucher or they are moving from one place or town to another. Limited English proficiency has also been addressed. Someone will be coming into assist Section 8 with the multitude of paperwork that needs to be translated. The waiting list for Section 8 program is presently closed; the applications accepted from the prior opening are still being processed. That list is constantly being updated and monitored. When it does get down to a minimum number, Section 8 will be advertising in compliance with the Administrative Plan for new applications; the waiting list will be unopened anytime soon. Presently, the analysis of the applicants is based on income. Section 8 does have to comply with 75% of income targeting for families who have extremely low income. The next group of people would be the very low income families already on the waiting list. Applicants are selected by date and time from the waiting list. As far as denials concerning the waiting list, a criminal screening is conducted to make sure that they are eligible under their criteria. If someone has been previously evicted from any low income public housing or any other housing authority, that person is denied. If they are unable to obtain active service from the utilities, they are also denied. Anyone who has been charged or convicted of gang activity will be denied – this criterion was added this year.

Ms. Michelle continued to say that on Page 11, subsidy is given to families based on the standard that has been set forth for families. The term of the voucher, initially, is 60 days. Families can obtain extensions with a written extension request submitted to the BHA. The maximum time frame for a voucher is 120 days. The exception to that would be disabled people who are in need of accessible housing and who have had difficulty finding that type of housing. Those extensions are granted on an "as-needed basis". On Page 12, payment standards, each year the BHA has a survey conducted annually to determine what the fair-market rents are in this area. This way Section 8 is able to determine the payments standards in this jurisdiction that are based on the fair-market rents. The amount of rent that the participants are paying is monitored as well. The minimum amount of rent in the Section 8 program for the BHA is \$50.00. Rent reasonableness surveys are conducted on an annual basis to determine what the rents are in the open market and to compare them with unassisted housing to come up with

the rent reasonableness for the units. The BHA is currently absorbing all of the incoming portables in order to help utilize available vouchers. The interim re-exam is basically the same as low income public housing. Anytime a participant's income decreases, they are given a rent interim. If the income increases, the participant is given 30 days to pay the higher rent. All of the participants' incomes are verified by EIB as well as by third party sources that pay people their salaries.

Ms. Michelle stated that absence due to incarceration would be determined in a final formal hearing by a higher opinion. When people want to move from one unit to the other, they have to be in good standing with their current landlords, be up-to-date in their current rent payments and the utility service must be active in their name. Once all of the qualifications are met, families will be allowed to move during the year. However, if a person is in the initial-leased year, they have to remain in the unit for at least one year once they lease up. After that, they are free to move with a normal request. On a monthly basis, Section 8 runs a monthly balance on the vouchers. Payment standards are revised annually; they cannot be less than \$90 or more than 110% of the fair-market rent. If they do exceed more than 110% of the fair-market rent, HUD approval is required. The rents for the Pequonnock relocation families do exceed 110% of the fair-market rent. All of the targeted programs had their contracts expire in March of this year. Section 8 does administer additional programs other than the housing-choice voucher. Two programs are administered for the City of Bridgeport's Shelter Plus Care programs. Section 8 also administers 102 single-room occupancy units located in Bridgeport. The process to administer 225 Project-Based vouchers has already begun. There are 51 units with an additional 13 coming aboard for Project-Based vouchers. The goal is 245 units. Once that goal is reached, Section 8 will look to see if even more units can be Project-Based.

Mr. Jonas de Guzman, Assistant Director of Planning, Redevelopment and Modernization, stated that there have been many meetings with the residents and the Residents Advisory Boards during the last three months concerning the capital-funding expenditures for the fiscal year 2007 – 2008. This will provide the BHA with its planned summary of what the needs are of the residents and what their main concerns are. The BHA receives approximately \$4 million a year in this particular grant for the Capital Fund program; however it is approximately \$ .5 million less than it normally receives. When broken down by sites, there is not a great deal of money left for capital-fund expenditures. The items in the first line of the 504 VCA compliance need to be fixed for units that require accessibility requirements. Management improvements are needed to keep track of the materials inventory. The money is used in the Residents' programming for the summer programs at Trumbull Gardens or any programming that the residents may request at their specific location. The A&E services are for actual construction with the 504 VCA compliance; there were 13 units that went out for bid. A total of 85 units will be done within the next five years. Dwelling improvements include anything that would fall under fixing doors, cabinets, toilets, etc. in the buildings. The BHA has doubled the expenditure for extermination for this coming year. This will continue to be done as long as the residents request it. Vacancy reduction refers to anything to do with turning over a unit in a more expedient fashion. Each site has its own needs; the BHA prioritizes the best it can. In the past few years, most of the funding has gone to Marina Village. Quite a bit of money was used in repairing the

sidewalks and the parking lots. Close to \$100,000 was spent in the playground area. Over \$250,000 was spent on roofs on five buildings at that location. The 504 VCA is a statutory requirement; resources will be put there. The elevators at Harborview Towers also need to be refurbished and modernized. Marina Village is just getting its cycle around for repairs, etc.

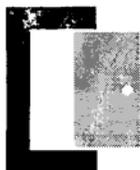
Attorney Richard Tenenbaum, CT Legal Services, stated that he found some technical and typo errors in the Asset Manager's report. (These errors will be corrected.) Attorney Tenenbaum continued to say that this year the concern is on public housing and how the BHA will survive on 82% funding. Before all the units are taken off line and replaced at Marina Village, the BHA cannot afford to lose the resource there. The viability of the voucher program has proved that it is underlying that more than anything else that could have happened in the last several years. Vouchers are not forever. In the ACOP plan, there is a suggestion that the BHA will take in a victim of domestic abuse from another housing authority. This creates a new category of preference; hopefully there will be reciprocity. In the voucher program up to this point, there was a preference for Pequonnock residents. Attorney Tenenbaum noted that that dialog had been removed and that it should be reinserted. The employment preference is a larger issue that concerns CT Legal Services. HUD encourages this, but unfortunately the State of Connecticut prohibits it. (Connecticut's housing discrimination laws provide protection based on the source of income. A working preference cannot be allowed. HUD does not have an opinion if people are on welfare or not. This delays the admission of public assistance which Attorney Tenenbaum viewed as being illegal discrimination.)

Attorney Tenenbaum stated that concerning domestic violence, it is a similar concept that these people should be treated almost like people with disabilities – making accommodations for the needs. This is being done quite a bit with admission and termination issues. The main suggestion that needs to be made is in the damages area. The domestic violence victim will have to demonstrate that the damages were a result of the violence made against her. These reports will be reviewed again item by item by his staff.

There were no other public comments.

Commissioner Vila closed the Public Hearing.

**ATTEST:** \_\_\_\_\_  
**Secretary**



## CONNECTICUT LEGAL SERVICES

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62 WASHINGTON STREET  
MIDDLETOWN, CT 06457

98 SOUTH MAIN STREET  
SOUTH NORWALK, CT 06854

564 PROSPECT STREET  
TORRINGTON, CT 06790

155 WEST MAIN STREET  
ROCKVILLE, CT 06066



July 10, 2007

Nicholas Calace and Commissioners  
Bridgeport Housing Authority  
150 Highland Avenue  
Bridgeport, CT 06604

Re: Comments of Connecticut Legal Services on 2007-2008 Agency Plan

Dear Mr. Calace and Commissioners:

The following are our comments regarding the Bridgeport Housing Authority's Public Housing Agency Plan.

At the outset, we wish to advise the board and staff that we have noticed the Authority's willingness to move forward to try to comply with its obligations to replace lost public housing. The revised Father Panik Village and Pequonnock Apartments replacement agreements, negotiated with the City of Bridgeport and HUD demonstrate the joint determination of all parties to correct the problems of the past. Pequonnock families are beginning the process of moving into newly developed housing. The new Resident Support Fund will provide important services to our clients.

We also wish to complement the Authority in obtaining standard performer designation from HUD. We support your goals of improving performance in areas that have been problematic in the future, particularly in reducing vacancies and shortening turnaround of vacant units. Having said this, we are concerned, however, by the possibility of the BHA having to operate for the next few years with insufficient funding to meet its key obligations. In our comments at this hearing last year, the concern was for the future of the Section 8 Housing Choice Voucher program. This year, Congress repaired much of the budgetary harm that had been wrought on that program in recent years, but it failed to adequately fund public housing.

BHA staff has expressed doubt about the viability of maintaining Marina Village, with needs related to its age and size, when federal funding is insufficient and you are required to use asset management. We reiterate our belief that the hard public housing units at Marina Village must not be lost. The escalating prices of private rental housing and the financial instability of HCV vouchers confirm that existing public housing may be the most precious resource in the community for low income families. We hope and expect that the BHA will ensure that any master plan for Marina Village will provide that all units slated for demolition, disposition or conversion to higher income housing be replaced with public housing units before they are taken off line. Replacement units need not be on the

old site, but there must be no net loss to this community. We assume that the residents will be participating in all planning steps.

We also worry about the consequences of reducing services to residents and losses in maintenance and other operations. The closure of the rental office cannot be a positive change for residents, making it more difficult for them to meet their obligations. We hope that this change will not lead to an increase in unnecessary evictions.

### **Preferences for Admission**

#### Public Housing Working Preferences

The new Plan sets out an admission preference for families whose head is employed. This is a preference suggested by HUD, but not mandated. Connecticut law, however, provides protection in its housing discrimination law for individuals and families, based upon the household's source of income. Connecticut General Statutes §46a-64c makes it an illegal discriminatory act to deny or express a preference for anyone, based upon the applicant's lawful source of income. §46a-63 defines lawful source of income to include public or general assistance, funds provided to individuals or families that are not employed. The proposed preference would constitute illegal discrimination.

We support the BHA's goal of bringing vacant units on line as soon as possible, while attempting to accelerate the process of developing units to replace lost housing through collaboration and negotiation.

#### Preferences for Domestic Violence

We note that the new ACOP provides an "emergency transfer" preference for a victim of domestic violence at another PHA. We think that reciprocity in this area allowing victims to relocate to new communities is an excellent idea. The plan should reflect this as a limited domestic violence admission preference.

#### Housing Choice Voucher Program

##### Removal of Preferences for Families Relocated from Pequonnock Apartments

We note that the Plan seems to have removed former Pequonnock Apartments residents as entitled to a Section 8 preference. We believe that this change may be premature. Newly developed Section 8 Project-based Voucher housing is beginning to come on line. Some of the displaced families may be eligible to move to this housing. If they are presently living in public housing, they must have a preference to be at the top of the list to move there, pursuant to the revised settlement memorandum.

We also note our concern about inconsistency in the Plan template regarding a Section homeownership program. On page 30 of the Plan template, a preference is provided for the "Section 8 Voucher Homeownership Program as per Pequonnock Apartment Settlement

Agreement,” yet on page 50, the BHA has marked “No” to the question “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?” stating, “Due to the budget constraints, the Authority is not implementing the Section 8 Homeownership Program.” The settlement agreement regarding the Pequonnock Apartments disposition and demolition provides that the BHA will create such a program. The template needs to be corrected.

### **Addressing Domestic Violence in BHA Housing**

We are pleased that the BHA has responded to the mandates of the Violence Against Women Act by revising policies to protect victims who are BHA residents. We would suggest one additional modification to the template. We suggest that under the transfer policy victims of domestic violence who which to transfer within BHA housing be given the highest category of preference for unit transfers.

Additionally, we suggest the following additions to BHA’s policies:

BHA should excuse domestic violence victims from damage debts incurred by their abusers.

BHA should seek repayment from a perpetrator of domestic violence only, not the household victim of domestic violence for damage to a public housing unit or private Section 8 unit when a perpetrator of domestic violence has caused the damage.

BHA should modify its policies to provide domestic violence survivors with waivers of any requirements that put them at increased risk of abuse, make it more difficult for them to escape the abuse, or unfairly penalize them as abuse victims.

Examples of issues that arise in the public housing and Section 8 contexts for victims of domestic violence include situations where domestic violence victims must flee a residence in order to ensure their safety, where perpetrators of domestic violence cause damage to a unit in a battering incident through no fault of the victim, and where households split up due to domestic violence. However, it is impossible to enumerate the varied circumstances that may arise to pose obstacles for domestic violence victims. Given this, BHA policies and plans should include a provision that:

A victim of domestic violence may request a waiver of any BHA required provision or policy that increases the safety risk to the victim, makes it more difficult for the victim to escape abuse, or unfairly penalizes the victim for the abuse.

There is useful precedent for taking such an approach in the federal laws governing Temporary Aid to Needy Families (TANF). These laws include a Family Violence Option that sets forth such a waiver in order to recognize the unique barriers faced by domestic violence

survivors. See 42 U.S.C. § 602(a)(7); 45 C.F.R. §§ 260.50-260.59.

With these suggestions in mind, we encourage the Bridgeport Housing Authority to modify its plans to continue to address the epidemic of domestic violence.

### **Pet Policy**

Each year, Connecticut Legal Services has pointed out at the public hearing that we believe that some aspects of the pet policy are inconsistent with state or federal law. We note that the pet deposit has been decreased from \$200 to \$100. The most recent draft of the actual pet agreement, however, still has the \$200 figure. Otherwise, we simply repeat the comments made in previous years without further discussion.

*The draft plan template excludes the keeping of dogs from nearly every one of the BHA's housing developments kept in family housing are inactive. The BHA is apparently unaware that the final regulations were issued on July 10, 2000, at 65 Fed. Reg. 42517, and have been in effect for nearly two years. HUD regulations now permit pet ownership in all public housing, subject to reasonable regulation. 24 C.F.R. §960.707. In addition, we have told staff several times, including at a previous PHA Plan hearing, that the pet deposit policy violates state law to the extent that the sum of the pet deposit and the security deposit held by the Authority exceeds the amount authorized to be collected by Conn. Gen. Stat. §47a-21(b). The BHA must immediately develop a pet policy consistent with law. To the extent that the \$100 fee is in excess of the amount of security deposit permitted by statute, it continues to violate state law.*

Our office particularly appreciates your courtesy in facilitating our comments by making draft documents available to us electronically as soon as they are fit to be seen by non-staff members. We remain available to consult over issues within our technical knowledge or to assist you in any other way.

Very truly yours,



Richard L. Tenenbaum

Maureen P. O'Connor

RESIDENT MEETING  
JULY 12, 2007

ATTENDANCE

Alice King — Greene's Home president

Resident Council Meeting  
Charles Greene Homes  
July 12, 2007

1. The washer in one of the buildings remains broken.  
MacGray is the assigned vendor. The BHA will notify them of this issue.
2. The elevators at some of the buildings are working.  
The BHA has invested over \$1M to modernize the elevators. Buildings 2, 3, & 5 are complete. Demolition on buildings 2 and 4 are to begin this week.
3. The fire alarm voice notice keeps talking. Is there a way BHA can shut it off.  
The system is operative in 3 buildings. The annunciator is scheduled to continue notifying residents. The BHA is not authorized to shut it off until the Fire Department arrives and determines that it is safe to shut off.
4. What is the Authority going to do about the doors. Residents keep breaking it.  
The Authority has been investing thousands of dollars in the last 5 years on the doors due to vandalism. We are developing new specifications utilizing the highest standard steel and stronger structural integrity by shoring up the side lights and making the glass smaller. We know that the current hinges work. We are estimating each door to cost \$10,000 but this is not scheduled for replacement until late 2008. In the meantime, the hinges are holding up. The maintenance crew is replacing the broken glass regularly and we will repair any other damages until next year.
5. When do you plan on adding more accessible units at Greene Homes?  
The Authority will be focusing on the other family sites as they have the most vacant units for 504 retrofit. We estimate that the major work at Greene Homes will not take place until year 3 – 5 of the capital fund program plan.
6. What's happening with the boilers for the upcoming season?  
The energy audit being conducted by Siemens is almost complete. We are currently negotiating the details of the plan. However, we do not anticipate construction to begin at Greene Homes until after this winter season. Each building will receive a new system independent of each other.

RESIDENT MEETING  
JUNE 21, 2007  
AGENCY PLAN

1. Karen Bracey
  2. Queen Wilkins
  3. David Roiclan
  4. Chantal Desir
  5. Edward Simpson BLDG APT 504
  6. Tracy-Ann Zennis SITE MANAGER
- Lucille Jackson  
Seraldine Brown  
Novella Mendez  
April Bee  
Martha L. Brown  
BRENDA WALKER  
Jammi
- |                    |         |
|--------------------|---------|
| Shenika News-Days  | 11-10-1 |
| Veronica Figueroa  | 11-308  |
| Alicia J. Jeffries | 11-103  |
| Robert Randolph    |         |
| Theodore Hill      | 11-707  |
| Lynell Beharant    | 11-508  |
| William C Stanley  |         |

Resident Council Meeting  
Trumbull Gardens  
June 21, 2007

7. If I don't have any income, will I be put out?  
No.
8. You have 2 line items for 504/VCA compliance, what are they for?  
The first line item is for 504/VCA compliance management improvements, relocation, administrative requirements while the 2<sup>nd</sup> line item is allocated construction cost.
9. What other disabilities are you providing reasonable accommodations for?  
The Authority will make every reasonable effort to provide reasonable accommodations to persons that have physical or sense oriented disabilities. The request is forwarded to the disability rights coordinator who then reviews with a panel of residents and advocates who makes the recommendations whether the request is reasonable or not.
10. We want a sitting area around Building 11.  
The allocated funds are for the water spray park in the tennis court area and for a playground in front of the administrative building. If there are funds left from this allocation, the BHA will consider this request. Otherwise, it will be allocated towards year 2 or 3 of the agency plan.
11. Can we paint our own unit since the BHA does not have enough funds for cycle painting?  
The BHA is considering this request and will provide notice to residents if implemented.
12. The elevator certificate on Building 11 is old.  
The BHA inspects all the elevators annually. We cannot operate the elevators without them. It's possible that the certificate is in the administrative building rather than on the elevator as the elevator is subject to vandalism. The BHA will confirm.
13. Why does it cost \$10,000 to replace the doors? I want to see that.  
The cost includes labor and materials. Materials consisted of 1 new set of double entry steel frame glass doors with full replacement of hardware and hinges, 7 other entry steel doors and hardware throughout Trumbull Gardens and replacement/repair of interior and exterior doors at the Gym. We would be happy to provide copies of the invoices. It's also important to note that contractors put a premium on working at Trumbull Gardens due to security concerns. As soon as we installed the new front doors at Building 10, vandals broke all the glass within 4 days.
14. Exterminator is not doing their job so I won't let them in.  
The BHA implemented a new extermination management program wherein a new contractor is to exterminate all units on a monthly basis and to return if infestation re-occurs at any given BHA location. They are to exterminate where you tell them to go. If they refuse to do the work, please advise the site manager or administrative staff and we will notify the contractor. They will exterminate the fridges, stoves, bedrooms, furniture,

drawers, anywhere you ask them to go. Ants, spiders, bed bugs and other bugs are included in the contract.

15. There's been something wrong with my tub and plumbing for a while. I'm at Building 11.

There are a number of units whose tubs are to be lined with a new system. The BHA recently bid for tub liners and wall surround system. Funds are allocated under the 2007 plan. The low bidder is slated for board review in July. We anticipate a contract by August of 2007 and a notice to proceed soon thereafter.

16. Are you putting a camera at the traffic circle that can withstand abuse?

We will specify a camera unit that can withstand abuse; however, there we cannot specify a bullet proof system as the cost would be prohibitive.

17. Is 504/VCA for securing our front doors from our own children getting out of the door?

No. Your situation is a personal security issue. We cannot add slide locks or chain locks to your doors to prevent your own children from getting out to the hallways. They will be non compliant with fire code issues, not 504 code requirements.

18. My rent just tripled but my income raise did not triple. How can that be?

The BHA will review your rent determination.

19. Will our utility allowances be changed? The cost of electricity has changed.

There will be an adjustment on your utility allowance.

#### Resident Council Meeting

#### Fireside Apartments

June 21, 2007

1. Will we get new windows?

Windows will not be replaced in at least 5 years, unless they are broken. Windows are #6 on our priority list for Fireside.

2. Something needs to be done with them because it gets water in them.

The windows are made of aluminum frames with double glass and are subject to condensation. However, they are not broken. As we replace with new ones, we will specify vinyl frame windows.

3. There's a bunch of squirrels and all kinds of critters around here. Please use garbage bags and put them in the containers. I've seen people just throw out their garbage on the backyard for the animals to eat.

Point is taken on this issue. Feeding wild animals may be fun but can pose maintenance (excrement, gutters and downspouts, extermination) and health risks (ticks & rabies).

4. Something needs to be done on the new screen doors. Cold air is entering the bottom part. It does not seal all the way down.

BHA will investigate the type of weather strip or modification to the door that is required to address this issue. This will be handled on a maintenance basis as this issue does not apply to all the doors.

5. We need gutters replaced.

The BHA will allocate gutter replacement in years 2 or 3. Our initial estimate to replace all the gutters and downspouts is over \$200,000 for the entire site. We've been advised that the fascia's of the buildings have some water damage and will have to be replaced. The BHA cannot allocate these funds this coming fiscal year.

6. We thought that the end units were the most likely candidates for 504 retrofit. Why was D-2 chosen since that is not an end unit?

A tenant transfer required a fully compliant unit at Fireside. At the time, this was the only unit that was vacant and available for retrofit. The unit is not an end unit but is next to the end unit. The pathway to the unit from the parking lot is convenient and level.

7. Where are we with the energy audit? I spoke to you about it 3 months ago and nothing has happened.

The BHA continues to negotiate with Siemens the scope of work. As a matter of fact, the BHA met with them today to narrow the scope to the essentials that will garner the BHA the most savings. From there, we can then determine what other energy improvements we can make with the savings. We are another 3 months away before we talk about entering into a performance contract.

8. What is the BHA's web address?

[www.bridgeporthousing.org](http://www.bridgeporthousing.org)

9. Is anybody paying less than \$50 minimum rent.

The minimum rent is \$50. However, when the utility allowance is applied against the \$50, their payment is below \$50 and in some cases, the BHA pays the resident.

10. Will there be any adjustments to my utility allowance?

Yes.

11. Will it be retroactive?

No.

12. Do you know when?

13. Our heating system at Forest Green just got replaced.

Forest Green just came on board as a public housing site. The capital fund program did not allocate any funds this year; however, we are obligated to maintain the site just like any other public housing site.

14. Can my grandkids attend the summer camp?

Only if they are members of the household lease - the program is reserved for residents only.

Resident Council Meeting

Marina Village

June 19, 2007

1. We want to know what resident programming is being held at Marina Village.  
The BHA is providing support to Unique and Unified Program (U/U). The BHA is the pass through for outside donations to U/U operated by a resident of Marina Village until they receive their 501(3)(c) status. Also we are the fiduciary for U/U COB Youth Services grant. Swimming lessons will be provided to children of Marina at the local YMCA and coordinated with U/U's participation.
2. Are Marina Village residents being hired for the programming at Trumbull Gardens gym?  
If marina kids applied for the summer youth employment program, they will be placed at the gym. There are a few slots for adults who may be interested in working with the summer program. Interested persons may apply with the Community Affairs Department.
3. The exterminator needs to plug holes that come up through the basements.  
The contract with the exterminator includes the plugging of holes using copper mesh. Please call the work order number and request for the service. And when the exterminator arrives, please advise them where these holes are and they will plug it up.
4. We have ants.  
Ant extermination is part of the contract. Please call the work order number and advise the exterminator where the infestation is occurring.
5. I bought one of those gadgets that are supposed to keep rodents out. It works.
6. People should join the Neighborhood Revitalization Zone committee. There are a lot of development activities that you can keep yourself informed of, particularly around the South End neighborhood.
7. Does the preference on the wait list mean that these residents get to go to scattered sites?  
No. It means that if you have 2 applicants and all else is equal except that one is working, the Authority will skip the non-working household and house the working household.
8. Can one strike offenders return to public housing?  
Yes, provided they meet the criteria laid out in the ACOP.

9. What about sex offenders? What is the Authority doing about it?  
The Authority will evict the entire household. However, we are working with legal, justice and law enforcement officials on creating distinctions between types of offenses. We're more concerned about pedophiles and physical offenders.
10. There have been situations when somebody uses a Marina Village address when they get caught by police and that household then gets implicated in the situation.  
The One Strike Policy as established by HUD is fairly clear. There have been legal precedents set that have given Authority's the ability to evict the entire household when illegal activities occur on and/or off the Authority's premises. The BHA cannot afford to be lenient with this rule other than allowing the tenant its legal right to defend their position.
11. I want to know what law governs the rent amount  
The Code of Federal Regulations Title 24 governs how public housing operates. More specifically, 24CFR Section 5.628 for income based rent and 24CFR 960.253 for flat rents and 24CFR 5.630 for minimum rent. These citations are incorporated into the new ACOP. Site staff can provide copies.
12. Can a disabled person get housing?  
Yes. The Authority does not discriminate against people with disabilities.
13. What happens when a leaseholder dies and the remaining person in the household is a disabled person, can they stay in the apartment.  
Yes, provided that the new household does not create an underhoused/overhoused situation. If so, we would exercise an administrative transfer to a unit that is appropriate to the size of the household.
14. Is there an age limit for a child to stay in the apartment and on the lease?  
No. However, we expect household members over the age of 18 to be in school, in a job training program or employed; otherwise, they must do community service as per ACOP. Disabled adult household members are exempt from the community service requirement.
15. I need to get hooked up to Peggy Jean for job opportunities.

Resident Council Meeting  
PT Barnum Apartments & Scattered Sites  
June 12, 2007

1. We need cameras in certain locations.  
The priority for the Authority to install CCTV systems is as follows: Trumbull Gardens Buildings 10, 11 and the gym followed by Greene Homes, Harborview Towers then PT Barnum. The reason is that these locations experience the highest amount of vandalism.

2. I need a new fridge. I was given an old one then replaced with a cockroach infested fridge.

The Authority intends to enter into a performance contract that will include the replacement of all refrigerators. The Authority is utilizing its limited capital funds to invest in a few fridges until the performance contract is signed. In addition, the lease indicates that fridges shall be the responsibility of the tenant.

3. I need my apartment painted.

The Authority has not prioritized occupied unit painting due to reduced funding. We are looking to utilize existing staff to do the work, instead of contractors and/or to allow for tenants to paint their own units – provided they use BHA approved paint.

4. What's happening to the stairs?

The Authority experienced problems with the contractor and was recently defaulted. The BHA is looking to engage contractors for the remainder of the job. As for the other stairs that require immediate attention, the Authority is addressing them on an as needed basis.

# RAB 5-year Plan

4/26/07

Domise Moya Taylor - 908-1187

James M. Brown

336 0533

Donna Tewell

- P.T. Barnum 522-5371

Qualiti D. McCalister

1150 Pembroke St #22 367-7881

## Annual and Five Year Planning Meeting Notes April 26, 2007

1. In the Capital Fund Program, the BHA includes resident programs. Can we (RAB) have a say in how that is spent?  
Under the federal guidelines, resident programs under the Capital Fund Program are limited to resident training activities. The RAB certainly can provide the Authority recommendations as to the type of training activities that would benefit the community.
2. If the resident program money does not get spent at Scattered Sites, can it be used for another site?  
Yes.
3. How can we participate if the BHA decides to reallocate the funds for something else?  
The Authority and RAB can schedule monthly update meetings regarding the capital fund program as a whole. Now that the BHA has a new resident liaison, the BHA can coordinate these meetings in a consistent manner.
4. What happens to resident programming if it does not get spent?  
The Authority's physical needs far outweigh the available funding resources. If resident programming dollars are not spent, the Authority must obligate these funds in a timely manner. We would use these funds for other refurbishment, repairs or upgrades of buildings, systems, and units.
5. What happened at Tudor Hill? How is the BHA paying for it?  
Fire occurred on two separate occasions at the site. Upon inspections by the Fire Marshall, it was determined that the Authority needed to make major modifications to the heating and hot water systems and subsequently pulled the Certificate of Occupancy. Given that the site was occupied and had to temporarily relocate all the families, the Authority responded to the issue through emergency protocols. The Authority had to use its Capital Fund to pay for the work at the expense of a planned elevator modernization program at Harborview Towers.

6. How is the BHA doing with the 504 compliance work?  
The Authority will complete one unit at Trumbull Gardens. One unit at Fireside and Scattered Sites each were under contract. And 13 other units were posted for competitive bidding. The deadline for proposals is May 23. In the meantime, the Authority is responding to reasonable accommodation requests in an on-going basis.
7. What's going on with the stair repairs at Trumbull Gardens? It just seems taking too long.  
The Authority engaged a firm to construct a model stair system. However, the Authority ran into problems with the Contractor. The firm has failed to deliver the project in a timely basis and we are in the process of finding a different contractor to complete the work.

ATTENDANCE :  
ANNUAL & FIVE YEAR AGENCY PLANNING  
MARCH 6, 2007

1. James Brown
2. Geraldine Mitchell
3. Denise Mays Taylor - marina village
- 4 HARRY DYER - Fireside Apt
- 5 KATHLEEN UJA - " "

Annual and Five Year Planning Meeting Notes  
March 6, 2007

8. Is there a policy of transferring leaseholders from scattered sites back to family complex if they can no longer afford the utilities?  
No. There is no mandatory transfer to be initiated by the Authority. However, the household may request a transfer.
9. Applicants must be educated about the responsibility of renting a scattered site.  
Applicants and transfer candidates are advised of the differences between the scattered sites and family complexes to include utilities and responsibilities.

10. Are the changes to the ACOP final?

The draft was presented to the RAB for their input. We will incorporate the comments from the RAB. The BHA may make additional revisions should the comments necessitate a change.

11. I have a problem with visitors. People are staying longer than 14 days.

After the 14 days has expired a visitor will be considered an illegal boarder unless the manager grants an additional amount of time for the visit. The leaseholder will be in violation of the lease and subject to termination of his/her lease and legal action will be initiated for eviction.

12. We need identification tags for Harborview Towers.

The Authority will attempt to institute an ID tag system. There are administrative requirements that the BHA will have to deal with but we will try to start at Harborview Towers and Fireside Apartments

13. Will letters be in Spanish along with English?

Yes.

14. Will utilities change for people who are paying 0 rent?

In the event of a negative rent, the Authority may send the payment directly to the utility company. All residents will have their utility allowances increased to meet the scheduled increases.

15. My electric bill went from \$60-\$70 to \$100.

The BHA is working with community leaders and residents to develop legislation that will allow for electric assistance program. The electric bills will go up an additional 20%. We are also asking for subsidy adjustments with Congressman Shays.

16. What changes are being made to the plan?

The revised plan for 2006 is incorporating the changes to the ACOP and the Section 8 Plan. The 2007 Agency plan will reflect the same. As for the Authority's Capital Fund Program Annual and Five Year Plan, the Authority will continue to focus its efforts to address deficiencies and improvements in the following priority order: 1. Emergency, 2. Statutory, 3. Energy Conservation, 4. Building Envelope, 5. Systems, 6. Interior, 7. Administrative, 8. Grounds, 9. Development Activities. The Authority will prepare and deliver a detailed list site by site as to what improvements were done in the past year and what improvements are scheduled in the next year up to five years.

17. What about the units for handicap accessible? What's going on?

The Authority started Trumbull Gardens Townhouse 589-D. We anticipate a completion date of April 1, 2007. As of this date, there are 17 units vacant. The construction documents for 11 units are ready for publication. We intend to publish the plans by April 1, 2007 and award a contract by May 21, 2007.

18. What's going on with the two empty buildings at Marina?  
The BHA is negotiating a partnership with the City to pay for the rehabilitation of the buildings in exchange for the 5% requirement for affordable housing at Steel Point Project.
19. What happened to the items that were identified in previous plans and have not been completed? What do you do with the money?  
The capital fund program's obligation and expenditure timeline is prescribed by HUD and we must comply. Funds must be obligated within 2 years of receipt of the funds and expended in another 2 years. For instance, if a work item was identified in 2003 and no contract was awarded, we must obligate the money with a different work item by September 2005. That money must now be expended by September 2007. The original work item is kept in the plan but deferred or moved to a different fiscal year.
20. We would like to be informed of changes made to the five year plans.  
As stated earlier, the Authority will prepare and deliver a detailed list site by site as to what improvements were done in the past year and what improvements are scheduled in the next year up to five years. If the request is for a regularly scheduled update of the BHA's progress, the BHA would be glad to deliver a report.
21. How are we doing with REAC scoring?  
Inspections are still on-going. We're waiting for a couple of scores and we'll have a better understanding of where we're at.
22. Is it possible to empower a member of the silver crime patrol to ticket cars?  
The Police Department will have jurisdiction over this issue. We will ask the police department.
23. Most of the plan talks about the family sites but not scattered sites. It means we're not on a priority list.  
Economy of scale was the history but the scattered sites are finally aging and will begin to break down. The BHA has allocated, obligated and expended capital fund monies towards the scattered site units more so now than in previous years.
24. I have a problem with the men that come out for emergency, we were not notified that they were coming out. Plus the contractor was not accompanied by a maintenance man. If the nature of the emergency is one that requires immediate response, the BHA cannot notify a specific time when a worker will come out. However, we will endeavor to improve upon our "supervision" of a contractor when they are at a location.
25. The only time we see maintenance men is during inspections.  
Staffing pattern has changed from 14 to 9 due to funding constraints. However, we shall seek operational efficiencies to respond to preventative maintenance issues as well as daily requests for maintenance work.

26. Managers should come out and check out the sites and communicate with the residents. Managers are conducting unit inspections and walk the sites to familiarize themselves with existing conditions and assess conditions and improvements required.
27. We should be able to talk to someone in person when we call the site. It is the policy of the Authority that at least one person remain in the site office to take calls and stagger lunch hours unless there is only one person in that office.
28. What training do the managers get?  
Managers receive certification through a Housing industry qualified trainer upon completion of a course and a passing grade. Training is also provided in compliance with federal regulations regarding income calculations, occupancy issues and fair housing.
29. There's a leak on the roof of Marlboro Court.  
The Authority has engaged a structural and landscaping engineer to go over the water infiltration issues that have occurred at Marlboro Court. Upon determination of the source of the infiltration, the Authority can put together the proper specifications and construction documents to alleviate the problem.

Meeting with BAA RAB February 22, 2007  
 Sign In Sheet

- Anita Falco, Director Asset Management  
 Lois Schweller 1315 NOBLE AVE A-2  
 Please Thomas Bpt, Ct 06608  
 Demise Mays Taylor m.v. Bld 19

Resident Advisory Board Meeting  
 re:  
 February 22, 2007

Revisions to Admissions and Continued Occupancy Policy and  
 Section 8 Administrative Plan

	Questions	Answers
1	What if you had a person who got reasonable accommodations in their unit then their disability changes that requires a fully compliant UFAS unit, how does the BHA handle that?	The BHA will make every effort to accommodate a current household that needs the fully compliant UFAS unit. The BHA may relocate a current tenant who may not need a fully UFAS compliant unit to accommodate the household that needs the fully compliant unit. If there are no other units available, the BHA will consider further reasonable accommodations to the unit.
2	Once the BHA completes the conversion of existing units to fully compliant units and they become fully occupied, how do you handle applicants who are disabled when there's no available unit?	The BHA will make every effort to accommodate households/applicants that do need the fully compliant UFAS unit. The BHA may relocate a current tenant who may not need a fully UFAS compliant unit to accommodate the applicant that needs the fully compliant unit. Refer them to other resources.
3	What happens to applicants that don't meet the working preference criterias, do they have to wait longer?	They may have to wait longer. It depends on their wait list status.
4	What types of families are on the Section 8 wait list?	Extremely Low Income, Very Low and Low Income Families.
5	Can the BHA house Section 8 holders into a public housing unit like scattered sites?	No. Programs are different from each other. It is the voucher holder's responsibility to seek out a private unit.
6	How far back do you hold someone's history against admissions?	
7	Is the Authority monitoring the sex offender list?	Yes

8	What happens to tenants who's abusive boyfriend is a drug dealer and gets caught. Does the tenant get kicked out too? She may have been fearful for her life.	Under the HUD's one strike policy, tenant holders are held accountable for activities by any member of the household and will be evicted. Legal precedent has been set that permits housing authorities to do so. The Authority does not consider the circumstances around the leaseholder.
9	How are you dealing with the residents that are overhoused or underhoused?	The Authority has a transfer policy that allows us to correct occupancy discrepancies. We also require the cooperation of the tenant in order to make room for an applicant or another household who may need their unit.
10	If a person worked for only 5 months of the year, how is the rent income calculated?	All income is annualized and adjusted when change occurs.
11	What about persons that start and stop work often within the year?	The rent portions are adjusted accordingly.
12	Is zero income possible?	Yes
13	I was shocked to learn that residents get paid to live in public housing when utility allowances are calculated.	
14	Does the BHA still have a definition of a chronic late rent payer?	The BHA defines a chronic late rent payer as someone who paid rent late at least twice in one calendar year.
15	I have been in a situation where I have had to move whatever little money I have to pay for other important things and the rent gets unpaid.	Nothing is more important than a place to live. Failure to pay your rent on time each month will result in Eviction.