

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: _____ Housing Authority of the City of Bridgeport _____ PHA Code: CT001 _____ PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 10/2010 _____														
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 2,453 _____ Number of HCV units: 2,800 _____														
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only														
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)														
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	<table border="1"> <thead> <tr> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1: n/a</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	No. of Units in Each Program		PH	HCV	PHA 1: n/a		PHA 2:		PHA 3:	
No. of Units in Each Program															
PH	HCV														
PHA 1: n/a															
PHA 2:															
PHA 3:															
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.														
5.1	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 for the next five years: <p style="text-align: center;">The Housing Authority of the City of Bridgeport (HACB) 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.</p>														
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See attached.														

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>The following PHA Plan elements have been revised by HACB since its last Annual Plan Submission:</p> <ol style="list-style-type: none"> 1. Eligibility, Selection and Admissions Policies 2. Financial Resources 3. Rent Determination 4. Operation and Management 6. Designated Housing for Elderly and Disabled Families 9. Pets 12. Asset Management <p>HACB's Plans (including attachments) are available for public inspection at:</p> <ul style="list-style-type: none"> ➤ HACB's main administrative office (150 Highland Avenue). ➤ HACB's local offices. ➤ Clerk's Office of the City of Bridgeport. ➤ Bridgeport Public Library (Broad Street). ➤ HACB's website (www.bridgeporthousing.org). <p>PHA Plan Supporting Documents are available for inspection at:</p> <ul style="list-style-type: none"> ➤ HACB's main administrative office (150 Highland Avenue). ➤ City of Bridgeport's Clerk's Office. ➤ Bridgeport Public Library (Broad Street). ➤ HACB's website (www.bridgeporthousing.org). <p>See attached for text of updated plan elements.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>See attached.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p>See attached.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>See attached.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>See attached.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>See attached.</p>
9.1	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>See attached.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>See attached.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>See attached.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p>See attached.</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset 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.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

5.2 Goals and Objectives

1. Increase the availability of decent, safe, and affordable housing.

- Expand the supply of assisted housing.

Objectives:

Reduce public housing vacancies:

- Continue to:
 - Utilize existing management system (implemented two years ago), which is benchmarked, measured and that holds staff accountable. HACB's occupancy and turnover rates continue to be at or very near our stated goals of 98 percent.
 - Increase capacity of the asset management staff through training and testing. Clerks have completed training and testing to become Certified Occupancy Specialists.
 - Implement the HUD-approved energy performance contract in the effort to improve housing efficiencies that, in turn, improve the marketability of each housing complex.
 - Address perceived and actual safety and security concerns at our complexes by identifying and implementing security programs and protocols.
 - Increase staffing skills and capacity to address maintenance issues and PHAS Physical Management Score.
 - Develop and implement quality control and tracking mechanisms comparable to the private industry.
 - implement a preventative maintenance program to minimize extensive repairs when a vacancy does occur.
- Actively advertise the public housing program to all applicants and affirmatively further fair housing.
- Engage consultants and learn from their examples to find efficiencies in the purchase of goods and services, in the management and operations of public housing, in the implementation of Section 8 administrative plan and in the development public/affordable housing units.
- Supplement basic staff through the renewed Architects and Engineers roster.

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

- Continue to:
 - The Father Panik Village (FPV) replacement housing program funds with funding streams secured in partnership agreements with City and State housing agencies, as well as with private housing industry organizations, developers and financial institutions.
 - Develop the Project Based Section 8 program to incorporate a funding stream for supportive housing and maintain development department staffing for the nascent Project-Based Section 8 program.
 - Address the Marina Village site as a potential part of a Choice Neighborhoods application and ensure that plans incorporate leveraging the property for a minimum of 1:1 replacement on and off-site.
- Complete:
 - The Capital Fund Financing Program application in an effort to secure funds sufficient to complete the Authority's Voluntary Compliance Agreement with HUD.

- The analysis of vacant and/or occupied properties, including our administrative buildings, to determine the best use of each property. Proceeds from the sale of properties will be matched by the creation of incremental, affordable housing. The acquisition of incremental units will in some cases be counted toward the satisfaction of the FPV replacement and Pequonnock replacement programs (such units have to date been identified but not all have been acquired) and will otherwise count in supplement of the general agency portfolio.
- The acquisition and rehabilitation of properties identified and approved by Connecticut Legal Services as appropriate for the completion of the FPV and Pequonnock replacement programs. Launch Building Blocks program, if funded, to help stabilize West Side neighborhoods while providing, through the Project-Based Section 8 program, supportive housing opportunities for special populations, e.g., homeless, veterans, survivors of domestic violence, refugees, and prisoners re-entering the community.
- Collaborate with other communities and community providers, as approved by the HACB Board of Commissioners in 2010, in the development of supportive and subsidized housing through our Project-Based Section 8 program.

Acquire or build units or developments:

- Complete:
 - The acquisition and rehabilitation of replacement housing in satisfaction of the Pequonnock Agreement and the amended Father Panik Village Settlement Agreement.
 - The comprehensive redevelopment plan for the combined former Marina Apartments and Pequonnock Apartments vacant land parcels, as well as the Father Panik Village land parcels, in cooperation with the City of Bridgeport and the private development team specific to the creation of new mixed-income rental and for-sale affordable public housing, perhaps as part of a Choice Neighborhoods application or in a variety of developments per a comprehensive Master Plan.
- Negotiate and acquire, in partnership with City, State and private agencies and funders, new properties for HACB's Project Based Section 8 program, especially opportunities to expand supportive housing in those Section 8 units.

Other:

- Maintain:
 - The utilization rate of Section 8 vouchers to 97 percent or better by implementing lease up marketing programs.
 - The protocol that ensures that HACB stays current with Section program changes, takes advantage of regulatory waivers, and capitalizes fully on other Section 8 program guidelines and opportunities.
- Continue:
 - To train staff in their respective disciplines by providing access to in-house and off-site trainings and seminars.
 - Ongoing needs and housing market assessment consequent to the economic reversals ongoing since September 2008.
- Finalize the remodeling of office space to meet current staff and program demands.

➤ Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score) 81 as of 10/07/08; 2008/09 score is not available at this time.

Improve voucher management: (SEMAP score) 100 as of 9/30/08.

Increase customer satisfaction:

- Implement the revised tenant lease agreement.
- Implement preventative maintenance program.
- Implement general materials/replacement costs, as determined by inventory taken over the past year, for damaged property.
- Continue to fine tune emergency response procedures to ensure timely intervention to resident and property needs.
- Continue to:
 - Improve physical conditions at each site.
 - Increase security measures.
 - Evict non-performing households who cannot or do not elect to engage in supportive programming offered.

Concentrate on efforts to improve specific management functions:

- Continue:
 - Vacancy turnaround of less than 30 days.
 - Staff trainings to assure accuracy and consistency in meeting all reporting requirements.
 - To decrease tenant account receivables.
 - Strict enforcement of Admission and Continued Occupancy Policy and Lease.
- Fine tune and implement resident orientation to educate new tenants about HACB lease and resident obligations.
- Create customer service procedures to track progress and quality of work at specific locations and to identify operational deficiencies.

Renovate or modernize public housing units:

- Continue:
 - Implementation of the Energy Performance Contract (EPC) with Siemens in BHA's efforts to establish a variety of energy conservation measures and to modernization obsolete systems, in accordance with approval granted in by HUD in 2008. A staff training program is included in the EPC and is being implemented.
 - Implementation of the physical needs/modernization plan derived from the Physical Needs Assessment (PNA) of all HACB properties completed in 2008-09.
 - Under PIH Notice 2009-12, to employ force account to perform Capital Fund Stimulus grant work without prior HUD approval. Such items include vacancy reduction, building exterior work (roofs, siding, gutters, downspouts), bathroom upgrades, HVAC replacement, facility improvements, etc.
 - To administer the ongoing Architects and Engineers and Indefinite Quantities contracts established in 2009 for the proactive and efficient contracting of routine and extraordinary construction, modernizations, planning and development items.

Demolish or dispose of obsolete public housing:

- Use PNA and City Master Plan data to inform redevelopment plans for Marina Village, Pequonnock Apartments and Marina Apartments. Coordinate master planning with City officials, residents, business community and legislative representatives.
- Develop a strategic plan regarding the maintenance of and/or disposition of the HACB's current inventory of underutilized vacant land parcels and existing rental

properties to submit to HUD for approval. Potentially among the items in this plan are HACB-owned vacant properties that may be slated for demolition or sale.

Provide replacement public housing:

- Complete Father Panik Village Replacement Program, as amended. By October 2010, HACB will have completed the Pequonnock Apartment Settlement Agreement, as amended.
- Replace and supplement development staff to manage the implementation and administrative requirements of new programs initiated by HACB and funded through ARRA stimulus grants as well as through City, State and private partnerships.
- Continue to develop a revitalization/replacement plan for Marina Village that includes a replacement housing program to anticipate the needs of any Marina resident who might need to be relocated in order to implement the plan, such plan to be approved by HUD prior to implementation.

Provide replacement vouchers:

Other:

- Implement any updates to the Section 8 Administrative Plan accordingly.
- Ensure timely Housing Quality Standards Enforcement inspections.
- Continue Section 8 automated waiting list system.
- Advertise in different media to attract landlords in non-impacted areas and outside of Bridgeport.
- Seek qualified property management firm to manage newly developed scattered site housing.
- Administer the Re-Entry Program policy and procedures adopted by the Board in 2009 (FUSE program) with the ultimate goal of family re-unification.
- Hire staff/contract with local mental health providers to work with disabled residents to promote quality of life, housing stability and safety.
- Hire staff/contract with local primary care and mental health providers to work with elderly residents to promote quality of life, housing stability and safety.

➤ **Increase assisted housing choices**

Objectives:

Provide voucher mobility counseling:

- As per Pequonnock Apartment Settlement Agreement.

Conduct outreach efforts to potential voucher landlords

- Advertise in different media to attract landlords in non-impacted areas.

Adjust voucher payment standards to maintain affordability but at maximum standard.

Implement voucher homeownership program.

Implement public housing or other homeownership programs:

- HACB will continue to pursue Section 32 Program in cooperation with the City of Bridgeport and other local affordable homeownership counseling and down-payment assistance providers upon internal review of existing public housing properties that are most appropriate for homeownership.

- Participate in City initiatives supporting home ownership and rent-to-own programs.
- Expand homeownership programs as part of our effort to create mixed-income communities.

Implement public housing site-based waiting lists for each development.

Other:

- Continue progress toward satisfaction of the Voluntary Compliance Agreement (VCA) to create a housing authority responsive to the needs of disabled households. HACB will continue to retrofit existing units and sites for full compliance with the UFAS and to offer residents reasonable accommodations. HACB will also continue its progress in satisfaction of specific administrative improvements cited in the Agreement in order to serve the disabled population more effectively. HACB will complete its application for Capital Fund Financing Program funding to complete its obligations per the Agreement.
- Incorporate and ensure within all new development plans consistency with the goals and provisions of the Pequonnock Settlement Agreement, Father Panik Village Settlement Agreement, and Matyasovsky consent decrees.
- Comply with the Matyasovsky Consent Decree in providing fair and equal housing opportunities for disabled households, specifically for Fireside Apartments and Harborview Towers, and Scattered Site units.
- Implement the HUD-approved elderly-only and disabled-only designated housing plans in the tenant selection at the former Park City Hospital (now named, respectively, The Eleanor and The Franklin):
 - Eleanor (one bedroom)
 1. Elderly only
 2. Congregate elderly only
 - Franklin
 1. Homeless/disabled only
 2. PHA (all eligible LIPH households)
 - Merton House (two and three bedrooms)
 - Homeless/disabled family units
 - Father Panik Village Project-based vouchers
 - Applicants are selected from the Public Housing waiting list through approved landlords and HACB owned units
 - Tenant-based Vouchers
 - Applicants are selected from LIPH waiting list for Pequonnock Replacement vouchers
- Apply for additional vouchers upon funding availability.

2. Improve community quality of life and economic vitality.

- Provide an improved living environment.

Objectives:

Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:

- Actively market to families between the 50-80percent of area median income.
- Improve—through modernization, maintenance, and security efforts—the physical conditions of the HACB’s sites.
- Continue to refine the comprehensive redevelopment plan for the existing Marina Village that includes the creation of a mixed-income, contextually-appropriate

affordable housing development with alternative housing opportunities for public housing residents within other Bridgeport neighborhoods

- Continue “curb appeal” improvements at all sites.

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

- Policies and procedures are in place for households to transfer within HACB.
- Use the GIS maps developed with the City’s planning department, as well as other visual tools, to assess the relationship of HACB properties and Section 8 program utilization within the context of census tracts and neighborhood composition.
- Conduct new demographic needs assessment to ascertain the relative incomes in HACB neighborhoods, especially as a consequence of the subprime lending crisis and economic downturn since September 2008.

Implement public housing security improvements:

- Continue to enforce “One Strike” policy.
- Enhance, supplement, and refine crime prevention efforts through wider spread applications of effective measures, including environmental designs and the installation of CCTV.
- Improve screening measures and lease enforcement.
- Continue contracting private security providers at Harborview Towers, Fireside Apartments and Trumbull Gardens.
- Work with the police department to define the problem of crime that occurs near our developments and create strategies for identifying and reducing this problem.
- Continue advocacy for residents with the Police Force to prevent unnecessary censure and citations for legitimate activities conducted in public spaces of public housing developments.

Designate developments or buildings for particular resident groups (elderly, persons with disabilities):

- Consider further designation of particular resident groups as deemed consistent with FHEO guidelines for selected developments. (The Eleanor and Franklin, formerly the Park City Hospital, were approved by HUD for designation of elderly- and disabled- veterans and all eligible one bedroom household units in January 2009.)
- Provide Project-Based Section 8 program vouchers to supportive housing developers who wish to serve priority populations, including homeless, veterans, survivors of domestic violence, refugees, etc.

Other:

- Maintain an average response time of less than 24 hours in responding to emergency work orders.
- Comply with PHAS UPCS standards.
- Improve the quality and energy efficiency of new construction and replacement housing units in order to assist in the maintenance of these units for use by the low-income population over the long-term.
- Create quality affordable units within available developable land parcels throughout Bridgeport that promote appropriate urban density and address transit-oriented workforce housing objectives.
- Continue to collaborate with community organizations to provide resident-driven social and behavioral supports for people with disabilities, and to implement resident self-sufficiency programs.

- Provide HACB site staff with adequate training and resources to become effective Asset Managers, that is, to deliver immediate and effective quality service to the resident communities.
- Build on established alliances and create new collaborative relationships with neighborhood groups/councils to foster joint planning and to promote interactive community relationships.
- Continue efforts to partner with City Park and Recreation Department to acquire properties on or near public housing for future development or modernization improvements.

3. Promote self-sufficiency and asset development of families and individuals.

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

Objectives:

Increase the number and percentage of employed persons in assisted families:

- Include referrals for employment and vocational training as part of Stable Families Program, scheduled to commence in Summer 2009.
- Ensure that businesses doing work for the Authority comply with Section 3 requirements.
- Continue various resident programming.
- Provide entry level employment opportunities to residents of the Authority.
- Continue efforts to gain approval from HUD to implement a self-sufficiency program for public housing residents.
- Collaborate with social service agencies that provide training and support services for employment options.
- Support the newly-established Resident Owned Business initiative provided for under the Energy Performance Contract.

Provide or attract supportive services to improve assistance recipients' employability:

- Implement the Stable Families Program in Summer 2009.
- Seek out new and maintain existing partnerships with local service providers.
- Continue presence in leadership in the Bridgeport Continuum of Care/Ten Year Plan to End Homelessness and at the Bridgeport Area Council of Church's Reentry Roundtable.
- Increase on-site community room utilization by community service providers in conjunction with site and resident needs.

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

- Partner with City and other community organizations in seeking grants, donations and delivery of support systems to various families and individuals.
- 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 HACB.
- Satisfy ADA and Section 504 compliance requirements.
- Continue presence in leadership in the Bridgeport Continuum of Care/Ten Year Plan to End Homelessness and at the Bridgeport Area Council of Church's Reentry Roundtable.
- Launch Stable Families program in Summer 2009.

- Participate directly and indirectly in a variety of initiatives launched by the City and by local non-profit service provider agencies.

Other:

- Apply for and/or renew Family Unification Program, Resident Opportunity and Self-Sufficiency grants upon funding availability.
- Support Resident Programming, which will include leadership training, youth programs, and elderly/disabled recreational programs.
- Comply with HUD requirements and legal proceedings as it relates to the HACB Scholarship Fund as administered by the Greater Bridgeport Area Foundation.
- Provide Project-Based Section 8s to selected SAMHSA services in supportive housing and comparable homeless services grants applied for by local Continuum of Care providers.

4. Ensure Equal Opportunity in Housing for all Americans

- 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:

- Comply with the Voluntary Compliance Agreement with HUD.
- Comply with the Matyasovsky Consent Decree for the disabled population as it pertains to housing at Fireside Apartments and Harborview Towers.
- Train staff in the regulatory requirements.

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

- Streamline financial management.

Objectives:

Root out inefficiencies in use of manpower and materials.

Minimize use of overtime.

Other:

- Occupy units in a timely manner to maximize income stream.
- Continue technology upgrades and increase e-commerce/procurement opportunities.
- Continue anti-fraud efforts through rigorous verification process and resident integrity monitoring.
- Improve tenant account receivables.

- Continue implementation of energy conservation measures as identified in the Energy Performance Contract.
- Implement a recycling program.
- Engage utility companies to develop a direct payment and tracking system in order to minimize negative rent conditions.
- Utilize rebate programs with utility companies when conducting on-going modernization improvements that are outside the scope of the energy performance contract.
- Capitalize on ARRA formula and competitive applications to complete stalled renovation projects intended to enhance administrative offices and improve intra- and interdepartmental efficiencies.

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

- Improve coordination of activities.

Objectives:

Gain fluency in new Authority software system:

- Complete training in the new software system.
- Create management systems/forms by using the potential of the system .

Increase administrative and management efficiencies.

- Use intra-agency access to new software system to improve communications/data delivery to all staff to allow for prompt, efficient reporting within the Authority and to stakeholders, e.g., HUD, CHFA, etc.
- Upgrade hardware to keep pace with general technology improvements.
- Update HACB website regularly.
- Use CCTV system to facilitate web-based networking.

- Encourage innovation.

Establish partnerships to improve public housing stock and services/programs.

- Seek joint ventures and/or partnerships with the City and other housing authorities for aggregation of goods, services and commodities.
- Increase e-commerce/procurement activities when soliciting goods and services.

7. Encourage greater resident involvement in HACB planning and operations.

- Improve resident relations via the Resident Advisory Board.

Objectives:

Continue open dialogue with public housing and Section 8 residents through RAB and local site meetings, ensuring at least one Director is present at each meeting.

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 other housing organizations.

Encourage residents to participate in at least three (3) local council meetings and one (1) RAB meeting. Council and RAB meetings are integrated into HACB's self-sufficiency program.

Encourage attendance of RAB and council members to the Board of Commissioner meetings.

Continue operation of after-school programs for the benefit of resident children and families at all family complexes.

Support resident programs occurring at local sites.

Support other resident initiatives that provide programs and services to the youths of HACB, including existing programs and making applications to participate in additional programs, such as Family Unification as well as other State, City, and local agency initiatives.

6.0 PHA Plan Update

6.0a. Revised Plan Elements

The following PHA Plan elements have been revised by HACB since its last Annual Plan Submission:

1. Eligibility, Selection and Admissions Policies
2. Financial Resources
3. Rent Determination
4. Operation and Management
6. Designated Housing for Elderly and Disabled Families
9. Pets
12. Asset Management

6.0b. Display Locations for HACB's Plans and Supporting Documents

HACB's Plans (including attachments) are available for public inspection at:

- HACB's main administrative office (150 Highland Avenue).
- HACB's local offices.
- Clerk's Office of the City of Bridgeport.
- Bridgeport Public Library (Broad Street).
- HACB's website (www.bridgeporthousing.org).

PHA Plan Supporting Documents are available for inspection at:

- HACB's main administrative office (150 Highland Avenue).
- City of Bridgeport's Clerk's Office.
- Bridgeport Public Library (Broad Street).

- HACB's website (www.bridgeporthousing.org).

PHA Plan Elements

1. Eligibility, Selection and Admissions Policies, including De-concentration and Wait List Procedures

Public Housing

Eligibility:

HACB verifies eligibility for admission to public housing when families are within 90 days of being offered a unit.

In addition to income checks, HACB screens for criminal or drug-related activity as well as rental history as non-income factors in establishing eligibility for admission. HACB:

- Requests criminal records from local law enforcement agencies for screening purposes.
- Requests criminal records from State law enforcement agencies for screening purposes.
- Accesses FBI criminal records from the FBI for screening purposes (either directly or through an NCIC-authorized source).

Waiting List Organization:

HACB plans to use the following methods to organize its public housing waiting list:

- Site-based waiting lists (current)
- Other
 - ⊙ Incentive transfer policy
 - ⊙ Pequonnock Apartment Settlement Agreement
 - ⊙ Matyasovsky Consent Decree
 - ⊙ Waiting list for elderly
 - ⊙ Designated buildings (elderly and disabled only at former Park City Hospital)
 - ⊙ Homeless/disabled under the Next Steps definition

Persons interested in public housing may apply for admission at:

- HACB's main administrative office
- HACB's development site management office
- Trumbull Gardens Administrative Office Resident Selection Department

HACB plans to operate nine, newly established site-based waiting lists in the coming year. The Authority currently utilizes site-based waiting lists; however:

- Pequonnock Apartments replacement units will have a site-based wait list, as per Pequonnock Apartment Settlement Agreement.
- Settlement Agreement to house disabled households in Fireside Apartments, Harborview Towers and 25 scattered site units requires HACB to have a separate site based wait list for the sites.
- HACB currently operates site-based waiting lists by bedroom size for each family development: Marina Village, PT Barnum, Charles Greene Homes, Trumbull Gardens, and Scattered Sites.

Families may be on more than one list simultaneously (two or three), depending on their particular 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 concurrently be on the elderly/disabled list and on the regular wait list.
- All current applicants can be on the list of up to 3 developments or opt for first available unit.

People interested in obtaining more information about the site-based waiting lists and wishing to sign up for these waiting lists may access information and applications at:

- HACB's main administrative office.
- All HACB development management offices.
- Management offices at developments with site-based waiting lists.

Assignment:

Applicants are ordinarily given two choices of vacant units concurrently and with good cause before they are removed from the waiting list, although this policy is not consistent across all waiting list types:

- Per the Pequonnock Apartment Settlement Agreement, former residents of Pequonnock Apartments may return to public housing and are not limited to two choices.

Admissions Preferences:

HACB plans to exceed federal targeting requirements by targeting more than 40percent of all new admissions to public housing to families at or below 30 percent of area median income.

Transfers will take precedence over new admissions when residents are:

- Suffering emergencies.
- Extremely overhoused (minimum two or more bedroom size).

- Extremely underhoused (minimum two or more bedroom size).
- Overhoused.
- Underhoused.
- Documenting a medical justification.
- Requested by HACB, for administrative reasons, to move (e.g., to permit modernization work).

Offers of apartments will be made in the following order:

1. Emergency transfers;
2. Administrative transfers in the following category order:
 - a) Category 1: Reasonable accommodations for residents with disabilities
 - b) Category 2: Three sub priorities below:
 - Modernization and Revitalization transfers
 - Problems of violence that are less than life-threatening
 - Serious overcrowding, over-housing, and split families
3. Incentive transfers;
4. New Admissions from the waiting list;
5. Category 3 Administrative transfers.

HACB has established preferences for admission to public housing (other than date and time of application). HACB plans to adopt the following admission preferences in the next three (3) years:

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition).
- Victims of domestic violence.

Other preferences:

- 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.
- Compliance with consent decrees:
 - ⊙ Pequonnock Apartment Settlement Agreement – former residents of may return to public housing
 - ⊙ Matyasovsky Consent Decree – disabled applicants will have preference over elderly applicants for Fireside Apartments and Harborview Towers until the sites reach a specific ratio
 - ⊙ Reentry
 - ⊙ Homeless
 - ⊙ Refugees
 - ⊙ Lease in Place (applicants for FPV replacement housing will be leased in place in existing properties acquired, with HUD's previous approval, as public housing, provided that such applicants meet minimum eligibility for HACB public housing)

HACB will employ admissions preferences according to the following priorities:

1 Date and Time

1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

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

1 Veterans and veterans' families

1 Residents who live and/or work in the jurisdiction

1 Lease in place

1 Compliance with consent decrees: Pequonnock Apartment Settlement Agreement and Matyasovsky Consent Decree

These preferences are not applicable to income targeting requirements; the pool of applicant families ensures that HACB will meet its income targeting requirements.

Occupancy:

Applicants and residents have access to the following sources of information about the rules of occupancy in public housing:

- The HACB resident lease.
- HACB's Admissions and (Continued) Occupancy policy.
- HACB briefing seminars or written materials.
- Other sources include:
 - ⊙ HACB's website.
 - ⊙ City Clerk's office.
 - ⊙ Bridgeport Public Library.

Residents notify HACB of changes in family composition at various junctures:

- At an annual reexamination and lease renewal.
- Any time family composition changes.
- At family request for revision .
- Other:
 - ⊙ As per Flat Rent guidelines.

De-concentration and Income Mixing:

HACB's analysis of its family (general occupancy) developments to determine concentrations of poverty indicates the need for measures to promote de-concentration of poverty or income mixing. Consequently, HACB adopted changes to its admissions policies based on the results on the required analysis, which led to the following:

- Adoption of site-based waiting lists for:

- ⊙ Marina Village
 - ⊙ PT Barnum
 - ⊙ Charles Greene Homes
 - ⊙ Trumbull Gardens
 - ⊙ Scattered Sites
 - ⊙ The Eleanor and The Franklin (former Park City Hospital)
- Employing new admission preferences at targeted developments
Listed below:
- ⊙ Marina Village
 - ⊙ PT Barnum
 - ⊙ Charles Greene Homes
 - ⊙ Trumbull Gardens
 - ⊙ Scattered Sites

HACB did not adopt any changes to other policies based on the results of the required analysis of the need for de-concentration of poverty and income mixing.

Based on the results of the required analysis, HACB will make special efforts to attract or retain higher income families at the following developments:

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

Based on the results of the required analysis, HACB will not make special efforts to assure access for lower income families.

Section 8

Eligibility:

HACB screens applicants for:

- Criminal and drug-related activity, more extensively than required by law or regulation
- Income Requirements
- Rental History

HACB requests criminal records from local law enforcement agencies for screening purposes.

HACB requests criminal records from State law enforcement agencies for screening purposes.

HACB accesses FBI criminal records from the FBI for screening purposes.

HACB shares the following kinds of information with prospective landlords:

- Criminal or drug-related activity.
- Other (describe below)
 - ⊙ HACB will furnish upon request by prospective Section 8 landlords with information about a family's rental history, 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.

Waiting List Organization:

The section 8 tenant-based assistance waiting list is merged with not merged with federal public housing, moderate rehabilitation, project-based certificate programs, or other federal or local program. ? (select all that apply)

Interested persons may apply for admission to section 8 tenant-based assistance when and as specific by HACB in public advertisements. (select all that apply)

Search Time:

HACB gives extensions on standard 60-day period to search for a unit in the following circumstances:

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

Admissions Preferences:

HACB has established preferences for admission to Section 8 tenant-based assistance.

HACB plans to employ the following admission preferences in the coming year:

- Working families and those unable to work because of age or disability.
- Veterans and veterans' families.
- Victims of domestic violence.
- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition).
- Residents who live and/or work in HACB's jurisdiction.
- Other preferences:
 - ⊙ HACB will comply with Pequonnock Apartment Settlement Agreement and subsequent revisions.
 - ⊙ HACB will comply with Father Panik Village Settlement Agreement and subsequent revisions.
 - ⊙ HACB will comply with the Matyasovsky consent decree.

HACB will employ admissions preferences, indicating priority by marking a "1" in the space that represents its first priority, a "2" in the box representing its second priority, etc., as follows:

1 Date and Time

Former Federal preferences

1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

1 Victims of domestic violence

Other preferences (select all that apply)

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

1 Veterans and veterans' families

1 Residents who live and/or work in your jurisdiction

Other preferences:

2 HACB will comply with Pequonnock Apartment Settlement Agreement and subsequent revisions.

2 HACB will comply with Father Panik Village Settlement Agreement and subsequent revisions.

2 Matyasovsky consent decree.

Among applicants on the waiting list with equal preference status, date and time of application will determine order of application.

HACB plans to employ preferences for "residents who live and/or work in the jurisdiction," provided this preference has previously been reviewed and approved by HUD.

NB: Given the pool of applicant families, HACB's planned preferences will not

interfere with HACB's income to income targeting requirements.

Special Purpose Section 8 Assistance Programs:

Policies governing eligibility, selection, and admissions to any special-purpose Section 8 program administered by HACB are contained in HACB's:

- Section 8 Administrative Plan.
- Briefing sessions and written materials.
- Other:
 - ⊙ Pequonnock Apartment Settlement Agreement and subsequent amendment.
 - ⊙ Father Panik Village Settlement Agreement and subsequent amendment.
 - ⊙ Section 8 Voucher Homeownership Program upon funding availability.

HACB will announce the availability of any special-purpose Section 8 programs to the public through:

- Published notices.
- Other:
 - ⊙ Pequonnock Apartment Settlement Agreement and subsequent amendment.

2. Statement of Financial Resources

Following is a list of financial resources that are anticipated to be available to HACB for the support of Federal public housing and tenant-based Section 8 assistance programs administered by HACB 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, the use for those funds is indicated 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.

FY2009 Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund	\$12,880,046	
b) Public Housing Capital Fund	\$3,372,671	
c) HOPE VI Revitalization	\$0	
d) HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$26,063,132	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
g) Resident Opportunity and Self-Sufficiency Grants	\$350,000/3 yrs	Computer training specialist, Job Developer, Job pre-employment program
h) Community Development Block Grant	\$0	Youth services; family self sufficiency; north end social services
i) HOME	\$0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$5,658,652	Public housing operations, tenant services
4. Other income (list below)		
Operations	\$ 608,841	Operations
Funding for replacement units	\$1,153,081	Replacement of Father Panik Village units
4. Non-federal sources (list below)		
Total resources	\$33,833,706	

3. Rent Determination

Public Housing

Income Based Rent Policies:

- HACB employs discretionary policies for determining income-based rent, assuming a minimum rent of \$50.
- HACB has adopted discretionary minimum rent hardship exemption policies, as indicated 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 HACB or HUD.

HACB plans to charge rents at a percentage less than 30percent of adjusted income:

- ⊙ Residents may choose flat rent rates. Rates, as indicated above, are set at \$50.

The following discretionary (optional) deductions and/or exclusions policies are employed by HACB:

- For the earned income of a previously unemployed household member.
- For increases in earned income.

Ceiling rents:

HACB does not establish ceiling rents.

Rent Re-determinations:

Between income reexaminations, tenants report changes in income or family composition to HACB at the following junctures

- Any time the family experiences an income increase.
- Within ten calendar days of all changes in family composition or status.

HACB does not plan in the next year 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.

Flat Rents:

In setting its market-based flat rents, HACB drew from the following sources of information to establish comparability:

- The Section 8 rent reasonableness study of comparable housing
- HACB 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. HACB will apply flat rents to its inventory-wide public housing stock. HACB used the Section 8 Annual Rent Reasonableness Study to establish the Fair Market Rents.

PEQUONNOCK SECTION/LOWER WOOD AREA

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

Unit Type	Flat Rent
Efficiency/Studio	\$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

Unit Type	Flat Rent
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

Unit Type	Flat Rent
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

Unit Type	Flat Rent
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, Yaremich Drive

Unit Type	Flat Rent
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

Unit Type	Flat Rent
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

Unit Type	Flat Rent
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

Unit Type	Flat Rent
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

Section 8 Tenant-Based Assistance

Payment Standards:

HACB's payment standard is at or about 90 percent but below 100 percent FMR, but above 100 percent only for HUD approved Section 8 Vouchers as per Pequonnock Apartment Settlement Agreement.

Payment standards are reevaluated for adequacy annually, and consider the following factors in its assessment of adequacy:

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

Minimum Rent:

HACB's minimum rent ranges from \$26-50.

HACB has adopted the following discretionary minimum rent hardship exemption policies:

- 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 (e.g., unemployment).
- Death in the family and other circumstances determined by HACB or HUD.

4. Operations and Management

PHA Management Structure

A brief description of the management structure and organization of HACB follows:

HUD Programs Under PHA Management:

Following is a list of Federal programs administered by HACB, indicating the number of families served at the beginning of the upcoming fiscal year and the expected turnover in each.

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	2218	320
Section 8 Vouchers	2813	8%
Section 8 Certificates		
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)		

Management and Maintenance Policies:

Following is a list of HACB's public housing management and maintenance policy documents, manuals, and handbooks that contain the agency's rules, standards, and policies, including a description of pest prevention and eradication measures and the policies governs Section 8 management:

- Public Housing Maintenance and Management:
 - ⊙ Affirmative Marketing Policy, Statement of Procedures and Fair Housing Procedures
 - ⊙ Capitalization Policy & Investment Policy
 - ⊙ 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
- Section 8 Management: (list below)
 - ⊙ Section 8 Administration Plan
 - ⊙ Section 32 homeownership plan
 - ⊙ Section 8 Voucher Homeownership Program

5. PHA Grievance Procedures

Public Housing

HACB has not established any written grievance procedure that makes additions to the requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

Residents or applicants to public housing who wish to initiate HACB's grievance process may apply at:

- HACB's main administrative office.
- HACB's development management offices.
- Other:
 - ⊙ Office of the Director of Asset Management at Gary Crooks Center, 301 Bostwick Avenue, Bridgeport, CT 06604.

Section 8 Tenant-Based Assistance

HACB has not 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.

Applicants or assisted families who wish to initiate the informal review and informal hearing processes may apply at:

- PHA main administrative office.
- The Office of the Director of Section 8 at 150 Highland Avenue, Bridgeport, CT.

6. Designated Housing for Elderly and Disabled Families

HACB has designated and may apply for additional approval to designate 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.

HACB has applied for and been granted approval since the last planning year elderly-only and disabled-only designations for the following developments:

Designation of Public Housing Activity Description
1a. Development name: The Eleanor (formerly Park City Hospital) 1b. Development (project) number: CT26-P001-058
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (<u>approved 01/15/2009</u>)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 62 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: The Franklin (formerly Park City Hospital) 1b. Development (project) number: CT26-P001-059
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (<u>approved 01/15/2009</u>)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected: 24 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

7. Community Service and Self-Sufficiency

HACB Coordination with the Welfare (TANF) Agency

HACB has not 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).

Coordination efforts between HACB and the TANF agency are identified through:

- 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

Services and programs offered to residents and participants

Self-Sufficiency Policies:

The following discretionary policies will be employed by HACB to enhance the economic and social self-sufficiency of assisted families:

- Public housing rent determination policies.
- Public housing admissions policies.
- Section 8 admissions policies.
- Preference/eligibility for public housing homeownership option participation.
- Preference/eligibility for section 8 homeownership option participation.

Economic and Social Self-sufficiency Programs:

HACB coordinates, promotes or provides several programs to enhance the economic and social self-sufficiency of residents:

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Computer Learning Center</i>	<i>400</i>	<i>Random</i>	<i>PT Barnum</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 and Section 8</i>
<i>Homeownership*</i>	<i>Varies</i>	<i>Random</i>	<i>Resident Selection</i>	<i>Public Housing</i>

				<i>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>300</i>	<i>Random</i>	<i>Trumbull Gardens, Marina Village</i>	<i>Public Housing and Section 8</i>
<i>Summer Sensational Camp</i>	<i>75</i>	<i>Random</i>	<i>Trumbull Gardens</i>	<i>Public Housing Residents</i>
<i>GED Program</i>	<i>20</i>	<i>Specific Criteria</i>	<i>Gary Crooks</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>Financial Literacy</i>	<i>36</i>	<i>Random</i>	<i>Gary Crooks Center and area agencies</i>	<i>Public Housing/Section 8</i>
<i>City-wide Youth Center</i>	<i>200</i>	<i>Random</i>	<i>Trumbull Gardens</i>	<i>Public Housing/Section 8</i>

**HACB doesn't have an approved program at this time, although will consider developing a program for approval is demonstrated by resident demand.*

Family Self-sufficiency programs Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2008 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	N/A	0
Section 8	57	57 as of July 15, 2009

Welfare Benefit Reductions

HACB 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:

- 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.
- Maintaining a protocol for exchange of information with all appropriate TANF agencies.

Community Service Requirement (pursuant to Section 12c 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 HACB 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

HACB 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.

8. Safety and Crime Prevention

Measures to Ensure the Safety of Public Housing Residents

Described in the following list are needs for measures to ensure the safety of public housing residents:

- 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.

HACB use the following information or data to determine the need to improve safety of residents:

- Safety and security survey of residents.
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority.
- Resident reports.
- HACB’s employee reports.
- Police reports.
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs.

The most affected among HACB’s developments are Marina Village, PT Barnum, Trumbull Gardens, Charles Greene, Harborview Towers, Fireside Apartments and the scattered sites.

Crime and Drug Prevention Activities Undertaken or Planned in the Next Fiscal Year

Following is a list of the crime prevention activities HACB has undertaken or plans to undertake:

- 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:
 - ⊙ Continuation of the unarmed security patrols in HACB 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 to 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.

The developments most affected are Marina Village, PT Barnum, Trumbull Gardens, Charles Greene, Harborview Towers, Fireside Apartments and the scattered sites.

Coordination between HACB and the Police

Coordination efforts made between HACB and the appropriate police precincts for carrying out crime prevention measures and activities are listed below:

- 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 regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents

The developments most affected are Marina Village, PT Barnum, Trumbull Gardens, Charles Greene, Harborview Towers, Fireside Apartments and the scattered sites.

9. Pets

HACB's policy—originally developed after weighing and balancing the interests of Housing Authority's residents, management, and the communities surrounding HACB developments—permits, in accordance with Federal regulations, pet(s) in specified dwelling sites:

- No exotic, wild or dangerous animals, snakes, farm animals to include chickens 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 sites are permitted to keep no more than one dog or one 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.

Currently, additional fees and restrictions apply, which is outlined in the Admissions and Continued Occupancy Policy. The document is available for review to the public. (As part of the comprehensive review of HACB's resident lease, the pet policy is being further scrutinized and fine tuned.)

10. Civil Rights Certifications

Civil rights certifications are included in HACB's Plan Certifications of Compliance with the PHA Plans and Related Regulations, and are consistent with the jurisdictional guidelines set forth in the Consolidated Plan of the City of Bridgeport.

HACB has taken the following steps to ensure consistency of this Plan with the Consolidated Plan for the jurisdiction:

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

11. Fiscal Audit

HACB is 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)). The most recent fiscal audit (2008) was submitted to HUD.

12. PHA Asset Management

HACB plans to engage in the following types of asset management activities in the Plan Year:

- Private management for select scattered sites.
- Development-based accounting.
- Other:
 - ⊙ Physical Needs Assessment updates.
 - ⊙ Energy Audit and Performance Contract improvements.

13. Violence Against Women Act (VAWA)

HACB continues to work with Connecticut Legal Services and other local organizations (Center for Women and Families and Emerge, as well as member agencies of the Greater Bridgeport Area Continuum of Care) to develop policies and procedures for both the public housing and Section 8 programs that HACB will then implement and monitor. We will comply with the requirement of the Act as prescribed in the Federal Register, Volume 72, No. 51, March 16, 2007. Upon completion of the policies and procedures, they will be incorporated into the Admissions and Occupancy Plan and into the Section 8 Administrative Plan.

We continue to work with other local housing authorities to develop an inter-agency/regional policy and protocol to provide protections and opportunities for victims of domestic violence.

In the meantime, referrals are made to the Center for Women and Families and any admissions or transfer requests are addressed on a case-by-case basis.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers

7.0a. Hope VI

HACB has neither applied for nor received a HOPE VI revitalization grant. However, HACB plans to apply for Choice Neighborhoods grants as soon as the upcoming year to address either the Marina Village or the former Marina Apartments/Pequonnock sites.

Mixed Finance Modernization or Development

HACB will be engaging in mixed-finance development activities for public housing within the Plan year. Currently, HACB has created and implemented plans to complete several identified developments in satisfaction of the Father Panik Replacement Agreement, including funding for The Eleanor and The Franklin (the former Park City Hospital), and Albion Street.

In addition, HACB will be conducting other public housing development and/or replacement activities. For example:

- The City of Bridgeport is concluding replacement housing activities to comply with the Pequonnock Apartment Settlement Agreement.
- Possible purchase and rehabilitation of properties in the West Side, East End, and Hollow neighborhoods.
- Construction of 14 townhouse and garden units at Yaremich II.

7.0B. Demolition and Disposition

HACB plans to conduct 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.

Demolition/Disposition Activity Description
1a. Development name: Marina Village
1b. Development (project) number: CT26-P001-002
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input 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 2010)</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. Actual or projected start date of activity: October 2009 plan begun with identification of roster IQC consultant and the hiring of a Senior Project Manager in development to be tasked with creating a Master Development Plan for Marina Village b. Submission of Master Development Plan to HUD for review and approval, which may include demolition activities in January 2011. c. Demolition and other building to begin as early as June 2012 with a projected end date of activity in 2018.

Demolition/Disposition Activity Description
1a. Development name: Wayne Street 1b. Development (project) number: CT26-P001-040
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(July 2005 approved for demolition; planned submission for disposition by October 2008)</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: The building on site was approved for demolition in July 2005. As part of our requirement to replace housing under the Father Panik Village replacement program and the Pequonnock Apartment Settlement Agreement, the Authority reserves the option to dispose of the property for the benefit of either agreement. HACB is working with Connecticut Legal Services and the City of Bridgeport to determine the viability of disposing of this property, to replace it with a satisfactory building lot or equivalent housing. Negotiations are ongoing but moving forward, with the expectation that we could have a mutual agreement among the parties named about to allow an Application to HUD by December 2010.
Demolition/Disposition Activity Description

1a. Development name: Albion Street 1b. Development (project) number: CT26-P001-040
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (July 2005 approved for demolition; planned submission for disposition by October 2008)
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: In collaboration with Southwest Community Health Center, HACB has presented the concept to develop 35 units of public and HVC housing about a dental clinic in Bridgeport's Black Rock neighborhood. The plan for this mixed-finance development will be submitted to HUD for approval by July 2010.

Demolition/Disposition Activity Description
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: (April 29, 2005)
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: Lot is being considered for development as part of a Choice Neighborhoods application, especially pending the designation of a neighborhood for a Bridgeport area Promised Neighborhoods application. However, disposition of the parcel is, at present, complete.

Demolition/Disposition Activity Description

1a. Development name: Former Park City Hospital Building and adjacent housing authority owned vacant land parcels on Garden Street and Black Rock Avenue 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input 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 type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: Complete and leased up by August 2010.

Demolition/Disposition Activity Description
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>(December 2010)</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. Actual or projected start date of activity: October 2009 plan begun with identification of roster IQC consultant and the hiring of a Senior Project Manager in development to be tasked with creating a Master Development Plan for Marina Village and replacement housing, potentially as part of a Choice Neighborhood application. b. Submission of Master Development Plan to HUD for review and approval, which may include demolition activities in January 2011.

c. Demolition and other building to begin as early as June 2012 with a projected end date of activity in 2018.

Demolition/Disposition Activity Description
1a. Development name: Marina Apartments Lot 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 type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(January 2010)</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: As part of a comprehensive revitalization plan for the Marina Apartments, Pequonnock Apartments lot and adjacent properties owned by the City with a preferred developer, HACB anticipates a planned disposition application in January 2011. This lot may be considered for development as part of the Marina Village replacement/Choice Neighborhoods application. Timeline for activity: a. Actual or projected start date of activity: October 2009 plan begun with identification of roster IQC consultant and the hiring of a Senior Project Manager in development to be tasked with creating a Master Development Plan for Marina Village and replacement housing, potentially as part of a Choice Neighborhood application. b. Submission of Master Development Plan to HUD for review and approval, which may include demolition activities in January 2011. c. Demolition and other building to begin as early as June 2012 with a projected end date of activity in 2018.

Demolition/Disposition Activity Description
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>(January 2010)</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: Timeline for activity: As part of a comprehensive revitalization plan for the Marina Apartments, Pequonnock Apartments lot and adjacent properties owned by the City with a preferred developer, HACB anticipates a planned disposition application in January 2011. This lot may be considered for development as part of the Marina Village replacement/Choice Neighborhoods application. Timeline for activity: a. Actual or projected start date of activity: October 2009 plan begun with identification of roster IQC consultant and the hiring of a Senior Project Manager in development to be tasked with creating a Master Development Plan for Marina Village and replacement housing, potentially as part of a Choice Neighborhood application. b. Submission of Master Development Plan to HUD for review and approval, which may include demolition activities in January 2011. c. Demolition and other building to begin as early as June 2012 with a projected end date of activity in 2018.

Demolition/Disposition Activity Description
1a. Development name: Marina Village 1b. Development (project) number: CT26-P001-002a
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: Completed.

Demolition/Disposition Activity Description
1a. Development name: Marina Apartments 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>(March 14, 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: Completed.

Demolition/Disposition Activity Description
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>(planned application December 2010)</u>
5. Number of units affected: three properties are vacant
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Submission of application: December 2010

Demolition/Disposition Activity Description
<p>1a. Development name: Father Panik Village Acquired Units for Replacement Housing: 26 Adams Street, 244-246 Olive Street, 331 Alba Street, 319, 325, 329 Woodlawn Avenue, 331 Alba, 65-69 Highland Avenue, 191-197 and 323 Harral Avenue, 1081-1083 Iranistan Avenue, 147-153 and 157-163 Lee Avenue, and 177 Voight Ave, 1327 Reservoir Avenue.</p> <p>1b. Development (project) number: CT26-P001-053</p>
<p>2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/></p>
<p>3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: (<u>planned application December 2010</u>)</p>
<p>5. Number of units affected: properties are vacant</p>
<p>6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development</p>
<p>7. Timeline for activity: a. Submission of application: December 2010 b. HUD review and approval: February 2011 c. Transaction completion: April 2011</p>

Demolition/Disposition Activity Description
<p>1a. Development name: Trumbull Gardens</p> <p>1b. Development (project) number: CT26-P001-044: 585-635 Trumbull Avenue, 476-730 Trumbull Avenue and 15-68 Terrace Circle</p>
<p>2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/></p>
<p>3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: December 2010</p>
<p>5. Number of units affected: 205</p>
<p>6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development</p>
<p>4. Timeline for activity: a. Submission of application: December 2010</p>

- b. HUD review and approval: March 2011
- c. Transaction completion: May 2011

Demolition/Disposition Activity Description
1a. Development name: Pembroke III: 70 Church Street, 271 Hallett Street and 540 Crescent Street
1b. Development (project) number: CT26-P001-to be determined
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: October 2011
5. Number of units affected: 1.6 acre parcel is 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 2011 b. HUD review and approval: February 2012 c. Transaction completion: April 2012

Demolition/Disposition Activity Description
1a. Development name: Various occupied single family scattered site properties
1b. Development (project) number: CT26-P001-to be determined
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: December 2010
5. Number of units affected: 32 occupied units
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: HACB is reviewing its entire public housing inventory to determine the most appropriate housing to remain within our portfolio. Upon completion of this review, certain public housing properties most appropriate for creating additional housing will be disposed of under the Section while those most appropriate for homeownership opportunities will be identified under the

homeownership section.

Demolition/Disposition Activity Description
1a. Development name: 361 Bird Street, Central Warehouse 1b. Development (project) number: CT26-P001-005
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: Summer 2010
5. Number of units affected: 0 units
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: HACB is reviewing its inventory to determine the most appropriate use of office facilities based on existing and future office needs. Upon determination of the best of the site, the HACB may dispose of the property.

Demolition/Disposition Activity Description
1a. Development name: Church Street (Beth's House) 1b. Development (project) number: TBD
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: December 2010
5. Number of units affected: 0 units
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: HACB is negotiating the potential to purchase Sts. Cyril and Methodius convent on Church Street (contiguous to Fr. Panik Village property) from the Catholic Diocese of Fairfield County. The Diocese is also negotiating the potential to purchase of HACB land underlying the Church of Sts. Cyril and Emodius parking lot. Upon contract with the Diocese, HACB will make application to HUD for approval of the purchase and the disposition of the parking lot property.

7.0c. Conversion of Public Housing to Tenant-Based Assistance

None of HACB's developments or portions of developments have been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act. However, HACB will be analyzing Trumbull Gardens, Marina Village and other single- and two-family properties to determine if conversion to tenant-based assistance is appropriate for the sites.

7.0d. Homeownership

HACB has suspended its homeownership program that had been approved under section 5(h) (42 U.S.C. 1437c(h)). Following is the activity description:

Public Housing Homeownership Activity Description
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: <u>(3/31/1999)</u>
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: Various Scattered Sites single family homes 1b. Development (project) number: all projects may be affected
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: (February 2009)
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 The BHA is reviewing its entire public housing inventory to determine the most appropriate housing to remain within our portfolio. Upon completion of this review, certain public housing properties most appropriate for creating additional housing will be disposed of under the Section while those most appropriate for homeownership opportunities will be identified under the homeownership section.

HACB also plans 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. The proposed Program, which will be limited to 25 families or fewer, will employ the following minimum criteria for its Section 8 Homeownership Program:

- Eligible households will make a minimum of 3percent down payment towards the purchase of the home.
- At least 1percent of the down payment will come from the household's resources.

7.0e. Project-based Vouchers

HACB is currently drafting an RFP for a new round of applications for its project-based voucher program. HACB intends to use this program to provide housing for preferred populations as well as for people living at or below 30 percent of area median income. Consequently, the parameters of the project-based voucher program will correspond with the housing needs, and the admissions and occupancy guidelines already in place at HACB.

Following is a table indicating the number and general locations of project-based vouchers in HACB's program.

8.0 Capital Improvements

Capital Fund Program/Modernization Activities

In 2009-10, HACB will follow its established modernization priorities in order to ensure ongoing long-term physical and social viability of our developments:

- Emergency Work—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 to yield cost savings, which can in turn add resources to the operating budget. HACB has secured a financing partner and is about to complete the necessary contracts for its Energy Performance Contract (EPC). The EPC outlines several conservation measures that should be completed in approximately 12 months.
- Building Envelope—roofing, brick repair/replacement, window and door replacement, etc.
- System Replacement—whole structure concerns, such as plumbing, electrical, HVAC, etc.
- Interiors—unit- and office-specific improvements and repairs.
- Administrative Activities—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—improvements established in our site master plans.
- Development Activities—construction and acquisition and rehabilitation of properties to meet Father Panik Village Replacement requirements and/or to increase supply of affordable rental housing units.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report

HUD form 50075.1 is attached. ct001a0 for capital fund; ct001b0 for replacement housing factor

8.2 Capital Fund Program Five-Year Action Plan

HUD form 50075.2 is attached. ct001a0

8.3 Capital Fund Financing Program

HACB proposes to use a portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHP) to repay debt incurred to finance capital improvements.

9.0 Housing Needs

HACB's PNA, which was completed in 2009, provides an evaluation of sites based not only on their immediate and unique strengths and deficits, but also in the wider context of their strengths and weaknesses in the community at large, that is, from immediate neighborhoods to the greater City. Consequently, HACB has created a PNA document with assessment data that corresponds to items noted in the City of Bridgeport's Consolidated Plan and in the comprehensive analysis driving Bridgeport's housing policy conducted by CZB. With the approval from the City of Bridgeport, the following material has been reproduced from that analysis. The complete housing policy study conducted by CZB for the City of Bridgeport is available for review at http://bridgeportmasterplan.com/docs/czb_bridgeport.pdf.

A Demographic and Socioeconomic Snapshot of Bridgeport

According to the American Community Survey, Bridgeport was home to just over 32,000 residents in 2005. Those residents were substantially more diverse and significantly more vulnerable than residents in other portions of Fairfield County. Data at the Census tract level from 2000 (the most recent year available) and city and county wide data from 2005 (again, the most recent year available) clearly indicate the roots of the city's fiscal weakness: Bridgeport households are far more likely to live below the poverty level, earn less overall, rely on public assistance, and be led by single mothers than Fairfield County households; and Bridgeport adults are far more likely to be under-educated and unemployed than Fairfield County adults.

And, despite the promise of pent up demand manifest by the potential for Steel Point and other developments, Bridgeport has continued to lose ground against the Fairfield County in recent years. While the county added more than 56,000 residents between 1990 and 2005, the city lost nearly 10,000 – a decline of almost 7%. Those households that did move into Bridgeport in the 1990s averaged incomes equal to just 40% of the typical income among households moving into Fairfield County as a whole. City household incomes increased at a slower rate than county incomes over the course of the 1990s. By 2000, more Bridgeport households earned less than 30% of the Area Median Income, and fewer earned at least 80% of the Area Median Income than had in 1990. Between 2000 and 2005, poor Fairfield County residents remained highly concentrated and minority Fairfield County residents became increasingly concentrated in Bridgeport.

These conditions and trends undermine the city, its neighborhoods, and its residents in multiple ways. High-poverty neighborhoods typically have higher rates of crime and poorer quality public services, and offer adults and children less access to self-sufficiency and quality employment or education. Such socioeconomic distress can also prompt ongoing neighborhood decline: socioeconomic distress makes residents unable to improve their communities or encourage landlords to do so; social distress also weakens the demand for local housing, thereby reducing insiders' and outsiders' willingness to move into or invest in neighborhood units. Across Bridgeport, these realities force the city to do more with less, or to provide a wider array of social services with fewer resources (and less revenue-generating capacity).

None of this is lost on the regional home-buying public, primarily comprised of strong middle market households capable of and quite willing to spend exorbitantly on housing in the county so as to avoid spending in Bridgeport. However pent up, demand is waiting for signals that new housing stocks exist in Bridgeport, that development can occur seamlessly in Bridgeport, and that neighborhoods are becoming more amenable to middle income sensibilities in Bridgeport. These signals can come through a combination

of factors, such as public investments in beautification, higher levels of service delivery, increased standards of care through improved tenancy, and an increased sense of safety.

Who Lives in Bridgeport Now

The City of Bridgeport's total population has been declining since 1950 – a trend that accelerated between 1970 and 1980 and again between 2000 and 2005. The city's experience since 1990 contrasts sharply with Fairfield County's: rather than losing 7% of its population (like Bridgeport did), the county grew by 7%, adding over 56,000 new residents while Bridgeport lost nearly 10,000.

The city's experience also differs from those of other nearby municipalities: Norwalk added roughly 8,000 new residents and Stamford added more than 10,000 new residents during this time.

In 2005, the city's 132,011 residents were substantially more diverse than the county's roughly 884,000 residents. That year, just 27% identified as non-Hispanic white (compared to 70% countywide) while 36% identified as African American (up from 30% in 2000) and 32% identified as Hispanic.

Although already largely concentrated in Bridgeport by 2000, Fairfield County's African American residents became increasingly concentrated in Bridgeport between 2000 and 2005. In 2000, 48% of the county's black residents lived in Bridgeport (while just 16% of the county's overall population did so). Five years later, over half of Fairfield County's African American population lived in Bridgeport.

In contrast, outside of the County's other cities, at least 90% of residents were non-Hispanic white in 2000 (the last year data was available at the Census tract level).

In 2005, the city's population was also significantly more socioeconomically distressed than the County's. That year, three out of every six (58%) families with children were headed by single mothers (compared to just 22% countywide), over one-quarter (28%) of adults had not graduated from high school, 18% of residents lived below the poverty level (a rate more than double the county's), one out of every ten workers (9.9%) was unemployed, and the typical household earned just half as much as the typical household countywide.

While the city's portion of adults without a high school degree and unemployment rate declined (from 35% and 11%, respectively) between 2000 and 2005, other indicators remained relatively constant. And by 2000, most issues were primarily found in Bridgeport (and, to a lesser degree, in other Fairfield County cities) and not found in the area's suburban communities.

Poverty Rate (2000) Female-headed Households (2000)

In 1999 (the year reported by the 2000 Census), most city census tracts had median incomes below 50% of the Area Median Income that year; several had medians below figures, Bridgeport's Area Median Family Income was \$79,900 for a family of four and \$71,900 for a family of three.

By 2005, the city's income distribution was decidedly bottom-heavy: two-thirds (62%) of Bridgeport households had annual incomes below \$50,000; half (48%) had annual incomes below \$35,000.

Most problematic, though, is the region's income distribution. In both 2000 and 2005, the city's median income was equal to just half the County's. Between 2000 and 2005,

the city's median actually fell relative to the County's, increasing by just 7% while the county's rose by 10%.

The percentage of households in Bridgeport earning over 80% of the AMI actually decreased between 1990 and 2000, from 50% to 38%. At the same time, the portion of households earning less than 30% of the AMI increased, from 21% to roughly 25%.

Over the course of the 1990s, Bridgeport household incomes also increased at a slower rate than in other parts of Fairfield County – by just 21% in Bridgeport compared to 31% in Fairfield County as a whole. This suggests that Bridgeport residents are not experiencing the same level of economic gain as residents in nearby areas.

These trends are also prompted by the fact that Fairfield County's new higher-income households are not choosing Bridgeport. The average household income of all households and specifically owner households moving into units in Bridgeport during the 1990s were both roughly 40% of the comparable figures for Fairfield County.

Indeed, by 2000, most college graduates and professional workers lived outside of Bridgeport. That year, 40% of county adults had at least a Bachelor's degree, compared to just 12% of Bridgeport adults, and 44% of county adults worked in professional occupations, compared to just 22% for the city. Bridgeport Census tracts had some of the area's lowest portions of both groups in 2000: college graduation rates typically below 15% and less than 10% of workers in professional occupations.

Bridgeport's Housing Stock and Housing Market

The nature of the housing stock in Bridgeport further hampers housing market strength. Realtors, developers, and public officials all pointed to the age and configuration of local units as potential barriers to demand.

Most (68%) of the city's units were constructed prior to 1960; nearly two-fifths (39%) were constructed in 1939 or earlier. While half (51%) of the county's housing stock was at least 45 years old in 2005, a much larger share was fairly new: 21% of county units were built since 1980 (compared to just 10% in the city) and 4% were built since 2000 alone (compared to just 1% in the city).

According to the Census, building permits for just 1,050 units were issued in Bridgeport between 2000 and September 2006, representing a potential (if all permits were actually constructed) increase in housing units of less than 2%. By 2005 (according to the American Community Survey), only 723 units had been added since 2000, representing just 1.2% of the city's new total number of units.

In addition, city properties were more likely to include multiple units per structure and were more likely to have fewer bedrooms than their county equivalents. As of 2005, 33% of Bridgeport units were single-family homes (28% were detached homes and 5% were attached homes), 38% were smaller (2 to 4-unit) multifamily properties, and 28% were larger (5 units or more) multifamily properties. In Fairfield County as a whole, two-thirds (65%) of units were single-family homes and well over half (59%) were single-family detached homes.

Housing vacancy rates and values indicate the extent to which current and potential Bridgeport residents demand the city's existing housing stock. In 2000, the Census found 7.5% of the city's housing units to be vacant and considered 2.4% likely abandoned. The City's abandonment rate was fully three times the County's (0.8%). By 2005, the number of vacant units had increased by 66% in the city: from 4,060 in 2000 to 6,740 in 2005.

In 2000 (the most recent year data was available), vacancy rates in the city were not uniform across all housing types; they tended to be highest in structures with at least 5 units (particularly those with over 50 units) and in housing built either in the 1970's or prior to 1950.

In addition to high vacancy and abandonment rates, the city has some of the region's lowest property values. The median value of owner occupied units actually decreased in Bridgeport between 1990 and 2000, from \$145,600 to \$117,500 (a 19% decline) – while the median value in the county as a whole climbed more than 16%. The city's median did recover between 2000 and 2005 (increasing by 85% to \$218,800) but remained well below the County's.

By 2005, though nearly all (83%) of the county's owner-occupied units were valued at \$250,000 or higher, just one-third (35%) of Bridgeport's were. At the other end of the spectrum, roughly one-fourth (23%) of Bridgeport's owner units were valued below \$150,000.

Additionally, a municipality's homeownership rate is a measure of both demand (for local owner-occupied units and for local neighborhoods) and resident commitment (since homeowners are typically more likely than absentee owners to make necessary repairs or building improvements, and spend more on them when they do; and homeowners are typically more likely than renters to be politically active and volunteer in their neighborhoods). In Bridgeport, just 43% of households owned their homes in 2000 compared to over 69% in the county as a whole. Although the city's homeownership rate increased slightly (to 49% in 2005), it remained well below the county's (which also increased, to 72% in 2005).

A Turning Point

Recent value increases, robust home sales activity, and a spate of new development, as well as feedback from Realtors, lenders, residents and public officials, suggest that Bridgeport is now at a critical turning point.

A significant number of development projects are in the pipeline in the City of Bridgeport. Once completed, these projects will add nearly 5,000 housing units, almost 1.3 million square feet of retail space, and roughly 300,000 square feet of commercial/industrial space.

This indicates renewed interest in residential and commercial construction in Bridgeport. When interviewed, Realtors and lenders confirmed that they have seen an increase in developer interest over the past five years, with more sales of lots and buildings for development and re-development purposes. At the same time, though continuing to trail Fairfield County medians, the city's median sale price for condominiums and for single-family homes both gained ground between 2004 and 2006.

Over the same time period, the portion of Bridgeport sales priced below \$200,000 decreased from 61% in 2004 to just 45% in 2006. The portion of sales priced below \$100,000 declined by an even larger margin: from 17% in 2004 to less than 11% in 2006. Sales priced at or above \$250,000 increased between 2004 and 2006, from less than 7% of all sales in 2004 to roughly 16% in 2006.

The median sale price per square foot offers more insight into the extent that housing prices have increased and also enable cleaner comparisons between city and county values (that are not distorted by differences in housing size). The median sale price per square foot for all residences in Bridgeport increased by 22.6% between 2004 and 2006.

Although Bridgeport's median price per square foot in 2006 (\$152) was lower than Fairfield County's (\$269), home prices per square foot have increased at a much faster rate in Bridgeport than in the county as a whole.

The price of rental units is also increasing in Bridgeport. According to data from the Department of Housing and Urban Development (HUD), the city's Fair Market Rents have increased an estimated 27% since the 2000, or an average of roughly 4.1% per year – outpacing both median household incomes (which increased by an average of 3.0% per year) and local wages (which increased by an average of just 1.9% per year).

Yearly published Fair Market Rent (FMR) rates by the Department of Housing and Urban Development (HUD) are gross rent estimates that include shelter rent and the cost of utilities, except telephone. The level at which FMRs are set in Bridgeport is expressed as the 40th percentile rent, the dollar amount below which 40 percent of standard quality rental housing units rent. Newly built units less than two years old are excluded from rent estimates, and adjustments have been made to correct for the below market rents of public housing units included in the data base.

Quantitative data and qualitative feedback both confirm that Bridgeport's rental market is currently very tight. Based on interviews of property managers conducted in November and December of 2006, only 2.7% (11 of 425) of units were found to be vacant. (Typically, vacancy rates around 5% suggest some equilibrium in the market, or that there is sufficient supply to provide renters with a choice of product. Vacancy rates below this threshold indicate an under-supply of housing; rates above this level suggest over-supply.) Evaluated by unit type, vacancy rates for efficiency apartments are the highest (4.9%), followed by 2-bedroom units (2.7%) and 1-bedroom units (1.3%).

In addition, property managers also noted that units, regardless of bedroom size, tend to be in equal demand, and that turnover rates tend to be relatively low, typically ranging between 1 to 5 units per year.

In subsidized apartments, vacancy rates are even lower. Only 3 of the 765 units represented in surveys of subsidized property managers were vacant (although all three were already rented, just not yet occupied). All section 8 properties available to seniors and persons with disabilities reported waitlists ranging from 6 months to 3 years.

Preserving Affordability

What does this all mean? The gap between what housing in Fairfield County costs and what the average county household can afford coupled with Bridgeport's relative affordability will catch developers' attention; more and more, they will see the city as a viable location for investment and city properties as opportunities on which to build products in demand. The city's unique urban setting further opens the door for a renaissance in Bridgeport, provided development appetites are greeted with clear signals from the city regarding expectations. Since such activity eventually translates into higher housing costs, one of those expectations is that private market development activity today and in the future generates resources (housing or housing dollars) capable of offsetting these costs in the form of affordable housing protections.

Feedback from Realtors, lenders, residents and government officials generally confirmed the popular perception that "Bridgeport is going to improve because the market forces are there," and also the widespread concern that this improvement will make the city less affordable. To a certain extent, affordability is already an issue in Bridgeport: values and rents are increasing faster than incomes, and a large portion of city residents have existing housing needs (either live in overcrowded conditions or pay too much for their housing unit).

Concerning owner units, housing prices are rising faster than local incomes. And while homes in Bridgeport are the most affordable in Fairfield County, they are not necessarily affordable to local Bridgeport households. In 2005, just one-third (32%) of all owner units was affordable to households at 80% of the Area Median Income (for a family of 3); only 12% were affordable to households at 80% of the city's median household income.

Making matters worse, the portion of "affordable" for-sale housing is shrinking: While roughly 61% of homes were sold at prices below \$200,000 in 2004, this was true of just 45% of sales in 2006 and only 32% of units listed for sale as of November 19, 2006. And new construction is adding more expensive (not more affordable) units. In 2006, Bridgeport's median sale price for homes sold within one year of construction was 56% higher than the median sale price for existing units (\$296,450 for a new home versus \$190,000 for an existing home).

With rents also rising faster than income, a substantial portion of Bridgeport households are "cost-burdened" (paying at least 30% of income on housing costs). In 2000, roughly 40% of city households (43% of renters and 33% of owners) paid too much for housing – compared to just 31% of households in the county as a whole. At least two-thirds (68% or more) of owners and renters earning less than 50% of the AMI had some housing problem in 2000.

By 2006, nearly three-quarters of households earning less than 50% AMI had housing problems.

Bridgeport's Neighborhoods

A closer look at the city's 17 neighborhoods illustrates the extent to which people- and place-based conditions and housing market strength vary across Bridgeport. This diversity highlights the distinct needs of the city's various types of neighborhoods and, by doing so, argues against a one-size-fits-all housing policy response.

As different as they are, though, Bridgeport's neighborhoods can be grouped according to current socioeconomic characteristics and recent trends, the existing housing stock, and present market conditions. This analysis explicitly categorized neighborhoods into two typologies, one based on the local housing stock and a second based on local housing market strength. These clusters can help organize the city's housing policy approach to its neighborhoods: Housing and neighborhood revitalization strategies can be tailored to these types of places, and then specified to individual neighborhoods.

According to U.S. Census data from 1990 and 2000 (the most recent year for which data was available at the Census tract level), half of the city's neighborhoods lost residents over the course of the 1990s and half of the city's neighborhoods gained residents.

For the most part, population increases occurred in Census tracts within the city's more northerly neighborhoods: Brooklawn, the North End, Lake Forest, Whiskey Hill, North Bridgeport and Success Park/Boston Avenue. Mill Hill, the East End and East Side, Downtown, the South End, and southern portions of the West End/West Side registered some of the greatest losses.

Population Change by Neighborhood, 1990-2000

Bridgeport's social distress is similarly concentrated in particular neighborhoods. In areas like the East Side, West End/West Side and Hollow, nearly (if not more than) half of adults have not graduated from high school and fewer than 10% have a college degree or are employed in professional occupations, over 10% of the workforce is unemployed,

at least one-quarter of residents live below the poverty line, and half of all families with children are headed by single mothers.

In contrast, in areas like the North End, Lake Forest and Brooklawn, the vast majority of adults have high school degrees and nearly twenty percent have college degrees, roughly one-fifth of workers are employed in professional occupations and just 6% are unemployed, barely one-tenth of residents live below the poverty line and less than one-third of families with children are headed by single mothers.

Most adults in Census tracts in the city's central neighborhoods did not graduate from high school. Alternatively, at least 20% of adults have a Bachelor's degree or more in Census tracts in Black Rock, Brooklawn, the North End and the South End.

A larger share of adult residents are professional workers in Census tracts in Lake Forest, the North End, Brooklawn and Black Rock; a larger share of adult residents (at least 20%) are unemployed in parts of the East Side and West End/West Side, the South End, Downtown, the Enterprise Zone. "High-poverty" areas are those with poverty rates at or above 40%. Residents of high-poverty neighborhoods typically deal with lower-quality public services (particularly schools, face higher levels of crime and property abandonment, and have less access to jobs. Tracts in the West End/West Side and East Side had poverty rates at this level in 2000. Nearly all of the West End/West Side, South End, Downtown, Hollow, Enterprise Zone, the East Side, and East End, had poverty rates at or above 20% in 2000. High-poverty Census tracts have some of the city's highest unemployment rates and lowest education levels.

In addition, at least half of all families with children are headed by single mothers in most high-poverty Census tracts. This is the case throughout the East Side, East End, and Downtown, and in much of the West End/West Side.

Not surprisingly, Bridgeport's high-poverty neighborhoods had some of the city's lowest median household incomes in 1999. Additionally, high-poverty and low-income neighborhoods also typically had the smallest increases in median incomes over the course of the 1990s. Downtown and the East Side actually both saw their median incomes decline between 1989 and 1999.

Alternatively, median incomes often rose the most in higher-income areas (like Lake Forest and Black Rock). One notable exception was the South End, where the median income was the third lowest in the city in 1999 but where the median income increased by 23% during the 1990s.

Geographically, the city's highest income households live along its northern border, in Lake Forest and Whiskey Hill. Median incomes were also high throughout the North End, Brooklawn, Black Rock and Reservoir, and in parts of North Bridgeport, in 1999. That year, median household incomes were under \$20,000 in Census tracts in the East Side, Downtown, and the West End/West Side.

High poverty rates are commonly linked not only with broader social distress but also with physical distress. In Bridgeport, high-poverty neighborhoods typically had high abandonment rates and lower homeownership rates. In the West End/West Side, East End, East Side, and Downtown, abandonment rates (the portion of units identified as "other" vacant by the 2000 U.S. Census) were often over 5% and homeownership rates less than 30%.

The type of housing in a given neighborhood also appeared to impact local abandonment and homeownership rates. To classify neighborhoods into a Housing Stock Typology

reflecting housing type, czb reviewed each neighborhood’s portion of single-family homes, smaller multifamily properties (those with 2 to 4 units per structure) and larger multifamily properties (those with 5 or more units per structure) (according to the U.S. Census), and then grouped neighborhoods with similar building profiles.

Bridgeport’s Housing Stock Typology includes:

1. “Suburban” neighborhoods (Lake Forest, Whiskey Hill, and Reservoir), with primarily single-family units.
2. “Suburban/Mixed” neighborhoods (North Bridgeport, North End, Brooklawn, and Success Park/Boston Avenue), with large portions of single-family homes but also substantial amounts of multifamily housing.
3. “Low Density Urban” neighborhoods (East End, East Side, Black Rock, Mill Hill, St. Vincent, West End/West Side, and Hollow), with fewer single-family units and mostly smaller multifamily properties.
4. “High Density Urban/Commercial” neighborhoods (Enterprise Zone, South End, and Downtown), with mainly large multifamily units or non-residential properties.

Both rents and values were highest in Census tracts along the city’s northern and western borders (where socioeconomic profiles are strongest, housing problems are lowest, and neighborhoods are more suburban); both rents and values were lowest in Census tracts in central and southeastern Bridgeport (where socioeconomic profiles are weakest, housing problems are greatest, and smaller multifamily housing is more prevalent).

To update the 2000 Census figures, czb reviewed single-family and multifamily sales from 2004 to 2006, provided by the multiple listing service. Neighborhoods’ average sale prices for single-family and multifamily housing were compared to other neighborhoods’, and those significantly (at least one standard deviation) above or below the overall average were flagged. According to this data, the city’s strongest markets are Black Rock, Lake Forest, and Brooklawn; the City’s weakest market is the East End.

Sources: U.S. Census 1990 and 2000; American Community Survey, 2005; U.S. Census Bureau; CHAS; RRC Associates, Inc; Fairfield County MLS; Bridgeport Office of Economic Development website; Property Manager interview (2006); ERSI Business Analyst; czbLLC

Based upon the information contained in the documents cited above, HACB has created a series of tables indicating the housing needs in its jurisdiction. In the “Overall” column, an estimated number is provided for renter families who have housing needs. For the remaining characteristics, a rating number, from 1 to 5, represents the impact of that factor on the housing needs for each family type, with 1 being “no impact” and 5 being “severe impact.” N/A indicates that no information is available upon which HACB could make an assessment.

Family Type	Overall	Affordability	Supply	Quantity	Accessibility	Size	Location
Income <=30% of MFI	3,681	5	4	5	2	3	4
Income >%30 but < 50% or MFI	2,024	5	4	5	2	3	4
Income	4,656	4	4	4	2	3	3

>50% but <80% of MFI							
Elderly Families	12,178	5	4	4	3	2	4
Families with Disabilities	21,503	5	4	4	3	3	4
White Families	62,822	4	4	4	2	3	3
Black Families	42,925	5	4	4	2	3	4
Hispanic Families	44,478	5	4	4	2	3	4
AI and Eskimo Families	664	1	1	1	1	1	1
Asian and PI Families	4,536	2	1	1	1	2	1

HACB used the following sources of information to conduct the analysis documented in the table above:

- Consolidated Plan of the Jurisdiction/s (2007)
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) data set

Analysis of HACB’s waiting lists and existing families for public housing and Section 8 was also conducted to discern the specific housing needs of families in HACB’s jurisdiction:

Housing Needs of Families at Charles Greene Homes (The public housing waiting list is open.)			
	# of families	% of total families	Annual Turnover
Waiting list total	1146		
Extremely low income <=30% AMI	596	83%	
Very low income (>30% but <=50% AMI)	91	13%	
Low income (>50% but <80% AMI)	35	5%	
Families with children	N/A		
Elderly families	N/A		

Housing Needs of Families at Charles Greene Homes (The public housing waiting list is open.)			
Families with Disabilities	N/A		
White families	N/A		
Black families**	N/A		
Hispanic families*	N/A		
Asian families	N/A		
American Indian	N/A		
* Hispanic families may also be counted as white families ** Black families may be Hispanic			
Characteristics by Bedroom Size (Public Housing Wait List Only)			
1BR	145	12.6%	
2 BR	810	70.6%	
3 BR	155	10.5%	
4 BR	30	2.6%	
5 BR	6	3.7%	
5+ BR			

Housing Needs of Families at Fireside Apartments (The public housing waiting list is open.)			
	# of families	% of total families	Annual Turnover
Waiting list total	990		
Extremely low income <=30% AMI	350	81%	
Very low income (>30% but <=50% AMI)	57	13%	
Low income (>50% but <80% AMI)	25	6%	
Families with children	N/A		
Elderly families	N/A		
Families with Disabilities	N/A		
White families	N/A		
Black families**	N/A		
Hispanic families*	N/A		
Asian families	N/A		

Housing Needs of Families at Fireside Apartments (The public housing waiting list is open.)			
American Indian	N/A		
* Hispanic families may also be counted as white families ** Black families may be Hispanic			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	988	99.8%	
2 BR	2	0.2%	
3 BR	N/A		
4 BR	N/A		
5 BR	N/A		
5+ BR	N/A		

Housing Needs of Families at Harborview Towers (The public housing waiting list is open.)			
	# of families	% of total families	Annual Turnover
Waiting list total	1085		
Extremely low income <=30% AMI	908	82%	
Very low income (>30% but <=50% AMI)	152	14%	
Low income (>50% but <80% AMI)	54	4%	
Families with children	N/A		
Elderly families	N/A		
Families with Disabilities	N/A		
White families	N/A		
Black families**	N/A		
Hispanic families*	N/A		
Asian families	N/A		
American Indian	N/A		
* Hispanic families may also be counted as white families ** Black families may be Hispanic			
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families at Harborview Towers (The public housing waiting list is open.)			
1BR	1083	99.8%	
2 BR	2	0.2%	
3 BR	N/A		
4 BR	N/A		
5 BR	N/A		
5+ BR	N/A		

Housing Needs of Families at Marina Village (The public housing waiting list is open.)			
	# of families	% of total families	Annual Turnover
Waiting list total	3234		
Extremely low income <=30% AMI	1928	83%	
Very low income (>30% but <=50% AMI)	452	14%	
Low income (>50% but <80% AMI)	128	4%	
Families with children	N/A		
Elderly families	N/A		
Families with Disabilities	N/A		
White families	N/A		
Black families**	N/A		
Hispanic families*	N/A		
Asian families	N/A		
American Indian	N/A		
* Hispanic families may also be counted as white families ** Black families may be Hispanic			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	2193	67.8%	
2 BR	822	25.4%	
3 BR	186	5.8%	
4 BR	30	0.9%	
5 BR	3	0.1%	
5+ BR	N/A		

Housing Needs of Families at PT Barnum (The public housing waiting list is open.)			
	# of families	% of total families	Annual Turnover
Waiting list total	1224		
Extremely low income <=30% AMI	639	82%	
Very low income (>30% but <=50% AMI)	102	13%	
Low income (>50% but <80% AMI)	34	4%	
Families with children	N/A		
Elderly families	N/A		
Families with Disabilities	N/A		
White families	N/A		
Black families**	N/A		
Hispanic families*	N/A		
Asian families	N/A		
American Indian	N/A		
* Hispanic families may also be counted as white families ** Black families may be Hispanic			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	145	11.8%	
2 BR	874	71.4%	
3 BR	167	13.6%	
4 BR	35	2.8%	
5 BR	3	0.4%	
5+ BR	N/A		

Housing Needs of Families at all Scattered Sites (The public housing waiting list is open.)			
	# of families	% of total families	Annual Turnover

Housing Needs of Families at all Scattered Sites (The public housing waiting list is open.)			
Waiting list total	3617		
Extremely low income <=30% AMI	2132	81%	
Very low income (>30% but <=50% AMI)	401	15%	
Low income (>50% but <80% AMI)	111	4%	
Families with children	N/A		
Elderly families	N/A		
Families with Disabilities	N/A		
White families	N/A		
Black families**	N/A		
Hispanic families*	N/A		
Asian families	N/A		
American Indian	N/A		
* Hispanic families may also be counted as white families ** Black families may be Hispanic			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1764	48.7%	
2 BR	1451	40.1%	
3 BR	330	9.1%	
4 BR	62	1.7%	
5 BR	10	0.4%	
5+ BR	N/A		

Housing Needs of Families at Trumbull Gardens (The public housing waiting list is open.)			
	# of families	% of total families	Annual Turnover
Waiting list total	1563		
Extremely low income <=30% AMI	800	82%	
Very low income (>30% but <=50%	128	13%	

Housing Needs of Families at Trumbull Gardens (The public housing waiting list is open.)			
AMI)			
Low income (>50% but <80% AMI)	45	5%	
Families with children	N/A		
Elderly families	N/A		
Families with Disabilities	N/A		
White families	N/A		
Black families**	N/A		
Hispanic families*	N/A		
Asian families	N/A		
American Indian	N/A		
* Hispanic families may also be counted as white families ** Black families may be Hispanic			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	147	9.4%	
2 BR	1125	71.9%	
3 BR	238	15.2%	
4 BR	46	2.9%	
5 BR	7	0.6%	
5+ BR	N/A		

Housing Needs of Families at Park City (The public housing waiting list is open.)			
	# of families	% of total families	Annual Turnover
Waiting list total	2353		
Extremely low income <=30% AMI	1473	81%	
Very low income (>30% but <=50% AMI)	262	14%	
Low income (>50% but <80% AMI)	73	5%	
Families with children	N/A		

Housing Needs of Families at Park City (The public housing waiting list is open.)			
Elderly families	N/A		
Families with Disabilities	N/A		
White families	N/A		
Black families**	N/A		
Hispanic families*	N/A		
Asian families	N/A		
American Indian	N/A		
* Hispanic families may also be counted as white families ** Black families may be Hispanic			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	2348	99.7%	
2 BR	5	0.3%	
3 BR	N/A		
4 BR	N/A		
5 BR	N/A		
5+ BR	N/A		

Public Housing Wait List Demographics as of 5/28/2010 (The public housing waiting list is open.)			
	# of families	% of total families or HOH	Annual Turnover
Waiting list total	5993		N/A
Elderly families	265	4%	
Families with Disabilities Handicap	901	15%	
White families HOH	1526	52.3%	
Black families HOH	1271	43.5%	
Asian families HOH	13	.4%	
American Indian HOH	3	.1%	
Other HOH	57	1.9%	
Multiple HOH	22	.7%	
None HOH	94	1.1%	
Hispanic families	1397	53%	

Housing Needs of Families on the Section 8 Waiting List as of 7/14/2010 (The waiting list has been closed for more than 72 months with no plan to reopen during this Plan year. Specific categories of families are identified on the waiting list, per the Pequonnock Settlement Agreement.)			
	# of families	% of total families	Annual Turnover
Waiting list total	6340	100%	
Extremely low income <=30% AMI		70%	
Very low income (>30% but <=50% AMI)	271	22%	
Low income (>50% but <80% AMI)	108	8%	
Families with children	N/A		
Elderly families	380	<1%	
Families with Disabilities	1213	16.3%	
White families	4032	54.4%	
Black families	3112	42%	
Hispanic families	3702	50%	
Asian families	31	<1%	
American Indian	19	<1%	
Other	75	<1%	
Multiple	27	<1%	
None/Not defined	120	1.6%	

9.1b. Strategy for Addressing Housing Needs

Strategies for addressing housing needs are identified as solutions to specific housing needs.

- **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:
 - Employing effective maintenance and management policies to minimize the number of public housing units off-line.
 - Reducing turnover time for vacated public housing units.
 - Reducing time to renovate public housing units.

- Seeking replacement of public housing units lost to the inventory through mixed finance development.
- Seeking replacement of public housing units lost to the inventory through Section 8 replacement housing resources.
- Maintaining or increasing section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
- Undertaking measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
- Maintaining or increasing Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Maintaining or increasing Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program.
- Participating in the Consolidated Plan development process to ensure coordination with broader community strategies.
- Utilizing Project-based Section 8 vouchers as per Father Panik Village Replacement Program and as part of community revitalization in partnership with City and private and not-for-profit developers.

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

- Applying for additional Section 8 units should they become available.
- Leveraging affordable housing resources in the community through the creation of mixed-finance housing.
- Pursuing housing resources other than public housing or Section 8 tenant-based assistance.
- Participating, in partnership with the City, HACB in community revitalization initiatives, neighborhood by neighborhood. HACB will utilize its assets and manage them to the full extent within HUD rules and guidelines.
- Identifying and making applications to secure additional funding streams (i.e., through grants and loans offered by ARRA, as well as State and private funding entities) to acquire, rehabilitate, and construct new affordable units.

➤ **Need: Housing for Specific Family Types, i.e., Families at or below 30% of Median Income (AMI)**

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

- Exceeding HUD federal targeting requirements for families at or below 30% of AMI in public housing .
- Exceeding HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance.
- Adopting rent policies to support and encourage work.
- Operating 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.

- Maximizing the number of affordable homeownership opportunities available to HACB residents.
 - Expanding Project-based Section 8 program to collaborate with agencies offering supportive services for families coming out of homelessness.
 - Implementing the Stable Families Program, which provides supportive services to BHA residents who demonstrate instability (as indicated by rent payment arrearages and/or by other resident complaints) in their current housing circumstances.
- **Need: Housing for Specific Family Types, i.e., Families at or below 50% of median income (AMI)**
 Strategy: Target available assistance to families at or below 50% of AMI by:
- Employing admissions preferences aimed at families who are working.
 - Adopting rent policies to support and encourage work.
 - Maximizing the number of affordable homeownership opportunities available to HACB residents.
- **Need: Housing for Specific Family Types, i.e., the Elderly**
 Strategy: Target available assistance to the elderly by:
- Seeking designation of public housing for the elderly.
 - Apply for special-purpose vouchers targeted to the elderly, should they become available.
 - Implementing programs that increase health and human services for residents of Harborview Towers and Fireside Apartments.
 - Exploring conversion of other housing stock to support the housing needs of the elderly/disabled.
 - Utilizing Section 8 vouchers as subsidy options for elderly people with disabilities.
- **Need: Housing for Specific Family Types, i.e., Families with Disabilities**
 Strategy: Target available assistance to Families with Disabilities by:
- Carrying out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing.
 - Applying for special-purpose vouchers targeted to families with disabilities, should they become available.
 - Affirmatively marketing to local non-profit agencies that assist families with disabilities.
 - Implementing programs that increase health and human services for residents of Harborview Towers and Fireside Apartments.
 - Exploring conversion of other housing stock to support the housing needs of the elderly/disabled.
 - Utilizing Section 8 vouchers as housing options for people with disabilities.
 - Linking with local, state and federal programs to provide housing options with supportive services.

- Complying with negotiated settlements that support the housing needs of the disabled.
- **Need: Housing for Specific Family Types, i.e., per races or ethnicities with disproportionate housing needs**
- Strategy 1. Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs by:
 - Affirmatively marketing to races/ethnicities shown to have disproportionate housing needs.
- Strategy 2. Conduct activities to affirmatively further fair housing, e.g.:
 - Counseling Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units.
 - Marketing the Section 8 program to owners outside of areas of poverty /minority concentrations.
 - Targeting HACB replacement and homeownership programs and activities in non or low-impacted areas.
 - Promoting rental opportunities for existing public housing units in local newspapers to the community at large who are at 80percent or below of the AMI.
 - Working in coordination with the City of Bridgeport to address fair housing impediments as identified in their 2008 updated Consolidated Plan.
 - Educating tenants, landlords, property managers, real estate agents, etc. about the rights and responsibilities of all under the CT fair housing laws.
 - Training staff on fair housing issues, rules and regulations.

Following is a list of factors that influenced HACB'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.

10.0 Additional Information

10.0a. Progress in Meeting Mission and Goals.

General Description

The Housing Authority of the City of Bridgeport (HACB) has made significant achievements in the past year. HACB has:

- Provided energy savings and related resident job opportunities through the creation of its Energy Performance Contract (EPC). Under the EPC to date, new, energy-efficient boiler systems have been installed at PT Barnum and Greene Homes. Under the EPC going forward, new boilers will be installed as necessary across HACB developments before the 2009-10 heating season. Other immediate EPC improvements include weatherization across developments, the dispersal of water flow restrictors, and the provision (by donation from United Illuminating) of compact fluorescent lamps to site managers and residents to encourage energy savings in public and private spaces across developments.
- Received two Standard & Poors “A” ratings, one for the management of the agency as a whole, the other for the merit of the EPC in 2009. (The S&P ratings were solicited by HACB as part of the financing requirements for EPC.)
- Completed a comprehensive Physical Needs Assessment in 2009, which serves not only to inventory our current portfolio and itemize expenditures for our short-, medium-, and long-range financial planning for sites, but also to inform HACB’s comprehensive modernization, disposition and development plans for the next year and into the next decade;
- Maintained and expanded partnerships with social service and behavioral health providers who serve difficult to house populations, including homeless, prison reentry, and survivors of domestic violence.
- Achieved significant improvements in remediating vacancy statistics by expediting lease up/resident qualification process and unit turnaround time.
- Identified, researched, tested, and purchased a new IT program to integrate financial, administrative, development, and management reporting and forecasting into a seamless, unified system for use across agency departments.
- Implemented the Stable Families Program, which will provide intensive case management services from partner provider New Haven Home Recovery on an as-wanted and as-needed basis to HACB resident families who are unstably housed or who request services to address economic and/or psychosocial issues that may interfere with their housing and quality of life.

HACB also continues to satisfy its previously identified goals:

- Landscape and Security Surveillance Master Planning for our family complexes;
- 504 alterations and additions necessary to satisfy a Voluntary Compliance Agreement with HUD;
- Management improvements and strategic staff changes intended to streamline and enhance organizational, operational, policy and procedural efficiencies;
- Completion of a master plan, approved by Connecticut Legal Services, to complete the Father Panik Village and Pequonnock Replacement Programs;

- Ongoing leasing, particularly at Fireside/Forest Green and Harborview Towers, to meet the requirements of the Matyasofsky consent decree;
- Establishment and development of a Project-Based Section 8 program, which, in collaboration with community service providers, allows residents access to a full range of supportive social, economic, and behavioral health services.
- Obligation and expenditure of Capital Fund allocation for identified improvements across HACB's physical plant.

These varied accomplishments are intended to address four distinct areas of concern:

1. Resident satisfaction and quality of life;
2. Safe, attractive housing developments and scattered site public housing properties;
3. Streamlined, efficient management operations; and
4. Financial efficiency.

The objectives achieved also reflect HACB's ongoing goal of becoming a HUD-designated High Performing PHA.

The 2009-2010 annual plan is also in many ways informed and aided by the additional funding made available through ARRA formulaic and competitive grants. But even with the windfall of ARRA dollars, HACB is committed to explore any and all efficiencies and cost saving measures to allow the agency to maximize the dollars it is granted through both ACC and ARRA, and to further leverage the dollars awarded through the many additional grant and low-interest loan programs, lean real estate prices, and other advantages afforded in the current local and national economic climate.

Following are brief progress reports on some of HACB's major ongoing projects:

Father Panik Village Replacement Program

By July 2009, the Authority will either have completed or brought under construction more than 700 of the 818 units necessary to satisfy the Father Panik Village Settlement Agreement. In order to produce the remaining 100+ units of replacement housing—which have already been identified and approved by Connecticut Legal Services—the HACB is making every effort to leverage the balance of its development fund with other funding sources, including tax credits, grants, bonds and low-interest loans.

Capital Fund Program/Modernization Activities

HACB has implemented a plan to address the provisions of the Voluntary Compliance Agreement, while simultaneously addressing deferred maintenance concerns and reducing unit vacancies. In 2009-10, HACB will follow its established sequencing of modernization priorities:

- Emergency Work—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 to yield cost savings, which can in turn add resources to the operating budget. HACB has secured a financing partner and is

about to complete the necessary contracts for its Energy Performance Contract (EPC). The EPC outlines several conservation measures that should be completed in approximately 12 months.

- Building Envelope—roofing, brick repair/replacement, window and door replacement, etc.
- System Replacement—whole structure concerns, such as plumbing, electrical, HVAC, etc.
- Interiors—unit- and office-specific improvements and repairs.
- Administrative Activities—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—improvements established in our site master plans.
- Development Activities—construction and acquisition and rehabilitation of properties to meet Father Panik Village Replacement requirements and/or to increase supply of affordable rental housing units.

Public Housing Asset Management Program

HACB continues to work to improve its vacant unit turnaround time and to raise its occupancy rate; the goal is to have units ready within 14-21 days of vacancy, and to gain new occupancy within 7 days of unit readiness

Consent Decree Office

This department was established to respond to the requirements of the Voluntary Compliance Agreement and the Matyasovsky Consent Decree as well as the Father Panik Consent Decree and Pequonnock Memorandum of Agreement. The requirements of all agreements directly affect the admissions process; therefore, the Authority gave the Consent Decree Office the responsibility to supervise the admissions office.

Section 8 Program

The program's is 97% funded. HACB changed its policy to increase the maximum payment standard to 110% of the 2009 fair market rents and has commenced a special rent up initiative to attain full utilization.

Resident Services

HACB 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 making the resident associations viable and productive. The Authority will work with local agencies to ensure that local initiatives are inclusive of programs that will enable the residents to become economically self-sufficient. The Authority will continue to seek local, state and federal funding that will provide economic self-sufficiency and empowerment programs for residents. The Authority will continue to work with residents develop youth and adult leaders that are viable members of the community.

Security

HACB expects continued baseline police service from the Bridgeport Police Department through the Cooperation Agreement between the Authority and the City of Bridgeport. In the meantime, we will continue providing security guard services at Trumbull Gardens, Harborview Towers and Fireside Apartments. We intend to install, in phases, an integrated BHA networked CCTV system at critical locations and monitored centrally. Aggressive screening measures are in place and lease enforcement will continue.

Conclusion

HACB is ready for the challenges ahead. It is our earnest goal to make this housing authority a high performing authority, one that serves its residents and communities with the greatest efficiency and innovation among the other high performing PHAs in our state and across our nation. To achieve this goal, HACB intends to work in partnership with the City of Bridgeport, its residents, business entities, community support organizations, the public at large and with HACB's dedicated employees, as well as with State of Connecticut and Federal agencies, especially HUD.

10.0b. Significant Amendment and Substantial Deviation/Modification.

HACB 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 regard to demolition, designation, homeownership programs or conversion activities.

11.0 Required Submission for HUD Field Office Review

- a) Form HUD-50077 see below
- b) Form HUD-50070 see below
- c) Form HUD-50071 see below
- d) Form SF-LLL see below
- e) SF-LLL-A not applicable
- f) Resident Advisory Board comments – attached as ct001d01
- g) Challenged elements not applicable
- h) Form HUD-50075.1 – attached as ct001b01 and ct001c01
- i) Form HUD-50075.2 – attached as ct001b01

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 10/2010 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

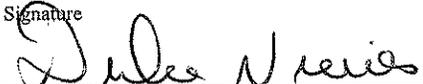
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of the City of Bridgeport CT001
 PHA Name PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2015

Annual PHA Plan for Fiscal Years 2010 - 2011

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Dulce Nieves	Chairperson
Signature	Date
	7/19/10

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency 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.

Housing Authority of the City of Bridgeport CT001
PHA Name PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official		Title	
Dulce Nieves		Chairperson	
Signature 		Date 7/19/10	

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Bridgeport
Program/Activity Receiving Federal Grant Funding

Five Year and Annual Plan

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

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

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

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

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

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

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

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

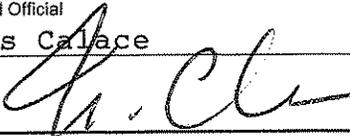
g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

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

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

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

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

Name of Authorized Official Nicholas Calace	Title Executive Director
Signature 	Date 7/19/10

X

Bridgeport Housing Authority

Number	Street	Owner	Location	PIC#	Dev#
26	ADAMS ST #28	HOUSING AUTHORITY/CITY OF	FPV Rep	vacant bldg	
327	ALBA AV	HOUSING AUTHORITY OF THE	SS	039	882
331	ALBA AV #REAR	HOUSING AUTHORITY OF THE	FPV Rep	vacant lot	
192	ALEXANDER AV #194	HOUSING AUTHORITY OF THE CITY	SS	033	881
	ALLEN ST	HOUSING AUTHORITY OF THE CITY	Pequonnock	vacant lot	
161	ASYLUM ST	HOUSING AUTHORITY CITY OF BPT	SS	025	882
163	ASYLUM ST	HOUSING AUTHORITY CITY OF BPT	SS	025	882
557	ATLANTIC ST #101	HOUSING AUTHORITY CITY OF BPT	SS	023	882
557	ATLANTIC ST #102	HOUSING AUTHORITY CITY OF BPT	SS	023	882
557	ATLANTIC ST #103	HOUSING AUTHORITY CITY OF BPT	SS	023	882
557	ATLANTIC ST #104	HOUSING AUTHORITY CITY OF BPT	SS	023	882
557	ATLANTIC ST #105	HOUSING AUTHORITY CITY OF BPT	SS	023	882
557	ATLANTIC ST #106	HOUSING AUTHORITY CITY OF BPT	SS	023	882
557	ATLANTIC ST #201	HOUSING AUTHORITY CITY OF BPT	SS	023	882
557	ATLANTIC ST #202	HOUSING AUTHORITY CITY OF BPT	SS	023	882
557	ATLANTIC ST #203	HOUSING AUTHORITY CITY OF BPT	SS	023	882
557	ATLANTIC ST #204	HOUSING AUTHORITY CITY OF BPT	SS	023	882
557	ATLANTIC ST #204	HOUSING AUTHORITY CITY OF BPT	SS	023	882
557	ATLANTIC ST #206	HOUSING AUTHORITY CITY OF BPT	SS	023	882
557	ATLANTIC ST #301	HOUSING AUTHORITY CITY OF BPT	SS	023	882
557	ATLANTIC ST #302	HOUSING AUTHORITY CITY OF BPT	SS	023	882
197	BEARDSLEY ST #199	HOUSING AUTHORITY OF THE CITY	SS	053	881
73	BEECHER ST #75	HOUSING AUTHORITY CITY OF	SS	053	881
218	BEECHWOOD AV #222	HOUSING AUTHORITY OF THE CITY	SS	053	881
754	BEECHWOOD AV #760	HOUSING AUTHORITY CITY OF BPT	SS	038	882
51	BELMONT AV	HOUSING AUTHORITY CITY OF BPT	SS	027	881
227	BERKSHIRE AV	HOUSING AUTHORITY OF THE	SS	053	881
50	BIRDSEY ST	HOUSING AUTHORITY OF THE CITY	SS	053	881
36	BIRDSEY ST	HOUSING AUTHORITY OF THE CITY	SS	053	881
56	BIRDSEY ST #52	HOUSING AUTHORITY OF THE CITY	SS	053	881
97	BLACK ROCK AV #101	THE HOUSING AUTHORITY OF CITY OF BRIDGEPORT	ParkCity H	vacant lot	
57	BLACK ROCK AV #59	THE HOUSING AUTHORITY OF CITY OF BRIDGEPORT	ParkCity H	vacant lot	
73	BLACK ROCK AV #75	THE HOUSING AUTHORITY OF CITY OF BRIDGEPORT	ParkCity H	vacant lot	
83	BLACK ROCK AV #89	THE HOUSING AUTHORITY OF CITY OF BRIDGEPORT	ParkCity H	vacant lot	
198	BOND ST #208	HOUSING AUTHORITY CITY OF BPT	SS	025	882
1260	BOSTON AV #101	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #102	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #103	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #104	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #105	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #106	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #107	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #108	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #109	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #110	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #111	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #201	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #202	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #203	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #204	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #205	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #206	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #207	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #208	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #209	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #210	HOUSING AUTHORITY CITY OF BPT	SS	022	882

Number	Street	Owner	Location	PIC#	Dev#
1260	BOSTON AV #211	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #301	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #302	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #303	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #304	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #305	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #306	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #307	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #308	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #309	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #310	HOUSING AUTHORITY CITY OF BPT	SS	022	882
1260	BOSTON AV #311	HOUSING AUTHORITY CITY OF BPT	SS	022	882
301	BOSTWICK AV	BRIDGEPORT HOUSING AUTHORITY	GaryCrooks		
2	CALHOUN AV	HOUSING AUTHORITY CITY OF BPT	SS	028	882
6	CALHOUN AV	HOUSING AUTHORITY CITY OF BPT	SS	028	882
66	CARLETON AV	HOUSING AUTHORITY CITY OF BPT	SS	028	882
68	CARLETON AV	HOUSING AUTHORITY CITY OF BPT	SS	028	882
23	CAROLINE ST	HOUSING AUTHORITY CITY OF BPT	SS	027	881
42	CAROLINE ST	HOUSING AUTHORITY	SS	027	881
216	CARROLL AV	HOUSING AUTHORITY OF BPT	SS	053	881
134	CATHERINE ST	HOUSING AUTHORITY OF THE	SS	043	882
138	CATHERINE ST	HOUSING AUTHORITY OF THE	SS	043	882
151	CATHERINE ST #157	HOUSING AUTHORITY CITY OF	SS	043	882
152	CATHERINE ST #156	HOUSING AUTHORITY OF THE	FPV Rep	vacant lot	
160	CATHERINE ST #164	HOUSING AUTHORITY OF THE	FPV Rep	vacant lot	
170	CATHERINE ST #172	HOUSING AUTHORITY OF THE	FPV Rep	vacant lot	
173	CATHERINE ST #175	HOUSING AUTHORITY CITY	SS	043	882
207	CATHERINE ST	HOUSING AUTHORITY OF THE	FPV or Hollow	vacant lot	
246	CEDAR ST #248	HOUSING AUTHORITY CITY OF BPT	SS	027	881
103	CENTER ST #105	HOUSING AUTHORITY OF THE	FPV or Hollow		
121	CENTER ST #123	HOUSING AUTHORITY OF THE CITY	SS	043	882
131	CENTER ST #133	HOUSING AUTHORITY CITY OF BPT	SS	050	882
84	CHARLES ST #86	HOUSING AUTHORITY OF THE	SS	033	881
70	CHURCH ST	BRIDGEPORT HOUSING AUTHORITY	PB II middle lot - see attached map		
396	CLARKE ST	HOUSING AUTHORITY CITY OF BPT	SS	030	882
85	CONCORD ST	HOUSING AUTHORITY CITY OF BPT	SS	039	882
428	CONNECTICUT AV #430	HOUSING AUTHORITY OF CITY OF	SS	053	881
109	COWLES ST	HOUSING AUTHORITY CITY OF BPT	SS	047	882
115	COWLES ST	HOUSING AUTHORITY CITY OF BPT	SS	047	
31	COWLES ST	HOUSING AUTHORITY CITY OF BPT	SS	047	882
540	CRESCENT AV	HOUSING AUTHORITY CITY OF BPT	Church lot - see attached map		
195	DEACON ST	HOUSING AUTHORITY OF THE	SS	053	881
142	DEKALB AV	HOUSING AUTHORITY OF CITY OF	SS	050	882
260	EAGLE ST	HOUSING AUTHORITY OF THE	SS	032	882
548	EAST MAIN ST #576	HOUSING AUTHORITY OF CITY OF	SS	051	
376	EAST WASHINGTON AV	HOUSING AUTHORITY CITY OF BPT	HV	009	
116	ELIZABETH ST #120	HOUSING AUTHORITY OF CITY OF BRIDGEPORT	SS	055	
315	EZRA ST	HOUSING AUTHORITY OF	SS	033	881
15	FAIRVIEW EXT AV	HOUSING AUTHORITY CITY OF BPT	SS	053	881
7	FAIRVIEW EXT AV	HOUSING AUTHORITY CITY OF BPT	SS	053	881
54	GARDEN DR	HOUSING AUTHORITY OF THE	SS	033	881
21	GARDEN DR #23	HOUSING AUTHORITY OF THE	SS	033	881
68	GARDEN ST #70	THE HOUSING AUTHORITY OF CITY OF BRIDGEPORT	ParkCity H	vacant lot	
74	GARDEN ST #76	THE HOUSING AUTHORITY OF CITY OF BRIDGEPORT	ParkCity H	vacant lot	
82	GARDEN ST #84	THE HOUSING AUTHORITY OF CITY OF BRIDGEPORT	ParkCity H	vacant lot	
73	GARDEN ST	HOUSING AUTHORITY	ParkCity H	vacant lot	
83	GARDEN ST	THE HOUSING AUTHORITY OF CITY OF BRIDGEPORT	ParkCity H	vacant bldg	

Number	Street	Owner	Location	PIC#	Dev#
95	GARDEN ST	THE HOUSING AUTHORITY OF CITY OF BRIDGEPORT	ParkCity H	vacant bldg	
127	GARDEN ST	THE HOUSING AUTHORITY OF CITY OF BRIDGEPORT	ParkCity H	vacant bldg	
34	GARFIELD AV #36	HOUSING AUTHORITY OF CITY OF BRIDGEPORT	FPV Rep	055	
553	GRANT ST	HOUSING AUTHORITY OF CITY OF	SS	051	
523	GRANT ST	HOUSING AUTHORITY OF CITY OF	SS	051	
533	GRANT ST	HOUSING AUTHORITY OF THE CITY	SS	051	
199	HALLETT ST	BRIDGEPORT HOUSING AUTHORITY	SS	053	881
185	HALLETT ST	BRIDGEPORT HOUSING AUTHORITY	SS	053	881
209	HALLETT ST	BRIDGEPORT HOUSING AUTHORITY	SS	053	881
261	HALLETT ST	BRIDGEPORT HOUSING AUTHORITY	SS	053	881
235	HALLETT ST	BRIDGEPORT HOUSING AUTHORITY	SS	053	881
221	HALLETT ST	BRIDGEPORT HOUSING AUTHORITY	SS	053	881
249	HALLETT ST	BRIDGEPORT HOUSING AUTHORITY	SS	053	881
252	HALLETT ST	HOUSING AUTHORITY CITY OF BPT	10 acre FPV site	vacant lot	
271	HALLETT ST #273	HOUSING AUTHORITY CITY OF BPT		vacant lot	
645	HALLETT ST #647	HOUSING AUTHORITY CITY OF BPT	SS	053	
649	HALLETT ST #651	HOUSING AUTHORITY OF THE	SS	053	881
91	HARBOR AV #93	HOUSING AUTHORITY OF THE CITY	SS	033	881
60	HARRAL AV	HOUSING AUTHORITY CITY OF BPT	SS	031	882
251	HARRAL AV #253	HOUSING AUTHORITY	SS	043	882
255	HARRAL AV #257	HOUSING AUTHORITY	SS	043	882
257	HARRAL AV	HOUSING AUTHORITY CITY OF BRIDGEPORT	SS	043	882
323	HARRAL AV	HOUSING AUTHORITY OF THE	FPV or Hollow	vacant lot	
191	HARRAL AV #197	HOUSING AUTHORITY OF THE	FPV or Hollow	vacant lot	
416	HARRAL AV #454	BRIDGEPORT HOUSING AUTHORITY	SS	053	881
56	HARRAL AV #58	HOUSING AUTHORITY CITY OF BPT	SS	031	882
650	HARRAL AV #656	HOUSING AUTHORITY CITY OF BPT	SS	053	881
99	HARVEY ST	HOUSING AUTHORITY OF THE	SS	053	881
156	HAZELWOOD AV #158	HOUSING AUTHORITY OF THE	SS	053	881
488	HAWLEY AV	HOUSING AUTHORITY OF CITY	SS	033	881
90	HEWITT ST	HOUSING AUTHORITY CITY OF BPT	SS	047	882
80	HEWITT ST	HOUSING AUTHORITY CITY OF BPT	SS	047	882
94	HEWITT ST #100	HOUSING AUTHORITY CITY OF BPT	SS	047	882
160	HIGHLAND AV	HOUSING AUTHORITY CITY OF BPT	Greene Homes		
147	HIGHLAND AV #151	HOUSING AUTHORITY OF THE	SS	053	881
65	HIGHLAND AV #69	HOUSING AUTHORITY OF THE	FPV or Hollow	vacant lot	
311	HOLLISTER AV	HOUSING AUTHORITY OF THE	SS	032	882
228	HORACE ST	HOUSING AUTHORITY CITY OF BPT	SS	053	881
248	HORACE ST	HOUSING AUTHORITY CITY OF BPT	SS	053	881
238	HORACE ST	HOUSING AUTHORITY CITY OF BPT	SS	053	881
135	HOUSTON AV	HOUSING AUTHORITY CITY OF BPT	SS	030	882
400	IRANISTAN AV	HOUSING AUTHORITY CITY OF BPT	MarinaVill	002	
1119	IRANISTAN AV	HOUSING AUTHORITY OF THE CITY	SS	050	882
1081	IRANISTAN AV #1083	HOUSING AUTHORITY OF THE	FPV Rep	vacant bldg	
1368	IRANISTAN AV #1370	HOUSING AUTHORITY OF THE CITY	SS	050	882
1432	IRANISTAN AV #1434	HOUSING AUTHORITY OF THE	SS	041	882
1442	IRANISTAN AV #1444	HOUSING AUTHORITY CITY OF BPT	SS	030	882
42	KENT AV/Street?	BRIDGEPORT CITY OF COMMUNITY	PB Sec 8	001	
44	KINGSBURY RD	HOUSING AUTHORITY CITY OF BPT	SS	028	882
1339	KOSSUTH ST	HOUSING AUTHORITY OF THE	SS	041	882
1329	KOSSUTH ST	HOUSING AUTHORITY OF THE	SS	041	882
1347	KOSSUTH ST #1349	HOUSING AUTHORITY OF THE CITY	SS	050	882
217	LAUREL AV	THE HOUSING AUTHORITY OF CITY OF BRIDGEPORT	SS	053	881
147	LEE AV #153	HOUSING AUTHORITY CITY OF BPT	FPV Rep	vacant lot	
157	LEE AV #163	HOUSING AUTHORITY CITY OF BPT	FPV Rep	vacant lot	
715	LINDLEY ST	HOUSING AUTHORITY OF THE	SS	033	881
717	LINDLEY ST	HOUSING AUTHORITY OF THE	SS	033	881

Number	Street	Owner	Location	PIC#	Dev#
101	LORRAINE ST	HOUSING AUTHORITY CITY OF BPT	SS	053	881
81	LORRAINE ST	HOUSING AUTHORITY CITY OF BPT	SS	053	881
91	LORRAINE ST	HOUSING AUTHORITY CITY OF BPT	SS	053	881
144	MADISON AV #150	HOUSING AUTHORITY OF	SS	050	882
156	MADISON AV #162	HOUSING AUTHORITY OF	SS	050	882
375	MAIN ST	HOUSING AUTHORITY CITY OF BPT	MarinaApts	vacant lot	
183	MAIN ST	HOUSING AUTHORITY OF CITY OF BRIDGEPORT	SS	055	
25	MARCEL ST	HOUSING AUTHORITY OF CITY OF BRIDGEPORT	SS	055	
145	MARION ST	HOUSING AUTHORITY OF BRIDGEPORT	SS	053	881
23	MARTIN LUTHER KING DR	BRIDGEPORT HOUSING AUTHORITY	SS	036	882
9	MARTIN LUTHER KING DR	BRIDGEPORT HOUSING AUTHORITY	SS	036	882
75	MARTIN LUTHER KING DR	BRIDGEPORT HOUSING AUTHORITY	SS	053	881
61	MARTIN LUTHER KING DR	BRIDGEPORT HOUSING AUTHORITY	SS	053	881
49	MARTIN LUTHER KING DR	BRIDGEPORT HOUSING AUTHORITY	SS	053	881
37	MARTIN LUTHER KING DR	BRIDGEPORT HOUSING AUTHORITY	SS	036	882
38	MCKINLEY AV #40	HOUSING AUTHORITY OF CITY OF BRIDGEPORT	FPV Rep	055	
144	MILES ST	BRIDGEPORT HOUSING AUTHORITY	SS	053	881
272	NEWFIELD AV	HOUSING AUTHORITY OF THE	SS	032	882
530	NEWFIELD AV #534	HOUSING AUTHORITY OF THE	SS	032	882
263	NICHOLS ST	HOUSING AUTHORITY CITY OF BPT	SS	027	881
855	NORMAN ST #01	HOUSING AUTHORITY CITY OF BPT	SS	018	882
855	NORMAN ST #02	HOUSING AUTHORITY CITY OF BPT	SS	018	882
855	NORMAN ST #03	HOUSING AUTHORITY CITY OF BPT	SS	018	882
855	NORMAN ST #04	HOUSING AUTHORITY CITY OF BPT	SS	018	882
855	NORMAN ST #05	HOUSING AUTHORITY CITY OF BPT	SS	018	882
855	NORMAN ST #06	HOUSING AUTHORITY CITY OF BPT	SS	018	882
855	NORMAN ST #07	HOUSING AUTHORITY CITY OF BPT	SS	018	882
855	NORMAN ST #08	HOUSING AUTHORITY CITY OF BPT	SS	018	882
855	NORMAN ST #09	HOUSING AUTHORITY CITY OF BPT	SS	018	882
855	NORMAN ST #10	HOUSING AUTHORITY CITY OF BPT	SS	018	882
855	NORMAN ST #11	HOUSING AUTHORITY CITY OF BPT	SS	018	882
855	NORMAN ST #12	HOUSING AUTHORITY CITY OF BPT	SS	018	882
855	NORMAN ST #13	HOUSING AUTHORITY CITY OF BPT	SS	018	882
855	NORMAN ST #14	HOUSING AUTHORITY CITY OF BPT	SS	018	882
855	NORMAN ST #15	HOUSING AUTHORITY CITY OF BPT	SS	018	882
855	NORMAN ST #16	HOUSING AUTHORITY CITY OF BPT	SS	018	882
855	NORMAN ST #17	HOUSING AUTHORITY CITY OF BPT	SS	018	882
855	NORMAN ST #18	HOUSING AUTHORITY CITY OF BPT	SS	018	882
855	NORMAN ST #19	HOUSING AUTHORITY CITY OF BPT	SS	018	882
855	NORMAN ST #20	HOUSING AUTHORITY CITY OF BPT	SS	018	882
855	NORMAN ST #21	HOUSING AUTHORITY CITY OF BPT	SS	018	882
855	NORMAN ST #22	HOUSING AUTHORITY CITY OF BPT	SS	018	882
220	NORTH BISHOP AV	HOUSING AUTHORITY CITY OF BPT	SS	050	882
566	NORTH RIDGEFIELD AV	HOUSING AUTHORITY CITY OF BPT	SS	030	882
1116	OGDEN ST EX	HOUSING AUTHORITY OF THE CITY	SS	050	882
244	OLIVE ST #246	HOUSING AUTHORITY/CITY OF	FPV Rep	vacant bldg	
725	PALISADE AV	HOUSING AUTHORITY CITY OF BPT	ForestGreen		
655	PALISADE AV	HOUSING AUTHORITY CITY OF BPT	Fireside		
730	PALISADE AV	HOUSING AUTHORITY CITY OF BPT	Fireside		
93	PALISADE AV #97	HOUSING AUTHORITY OF CITY OF BRIDGEPORT	SS	055	
695	PARK AV	THE HOUSING AUTHORITY OF CITY OF BRIDGEPORT	ParkCity H	vacant bldg	
1457	PARK AV #1475	HOUSING AUTHORITY OF THE	SS	037	882
130	PARROTT AV #132	HOUSING AUTHORITY OF THE CITY	SS	053	881
786	PEMBROKE ST	BRIDGEPORT HOUSING AUTHORITY	SS	036	882
838	PEMBROKE ST	BRIDGEPORT HOUSING AUTHORITY	SS	036	882
826	PEMBROKE ST	BRIDGEPORT HOUSING AUTHORITY	SS	036	882
800	PEMBROKE ST	BRIDGEPORT HOUSING AUTHORITY	SS	036	882

Number	Street	Owner	Location	PIC#	Dev#
774	PEMBROKE ST	BRIDGEPORT HOUSING AUTHORITY	SS	036	882
812	PEMBROKE ST	BRIDGEPORT HOUSING AUTHORITY	SS	036	882
762	PEMBROKE ST	BRIDGEPORT HOUSING AUTHORITY	SS	036	882
1435	PEMBROKE ST	HOUSING AUTHORITY OF THE	SS	053	881
1423	PEMBROKE ST	HOUSING AUTHORITY OF THE	SS	053	881
1150	PEMBROKE ST #10	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #11	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #12	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #13	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1373	PEMBROKE ST #1375	HOUSING AUTHORITY OF THE	SS	053	881
1150	PEMBROKE ST #14	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #15	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #16	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #17	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #18	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #19	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #20	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #21	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #22	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #23	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #24	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #25	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #26	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #27	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #28	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #29	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #G01	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #G02	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #G03	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #G04	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #G05	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #G06	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #G07	HOUSING AUTHORITY CITY OF BPT	SS	026	882
1150	PEMBROKE ST #G08	HOUSING AUTHORITY CITY OF BPT	SS	026	882
235	PEQUONNOCK ST #01	HOUSING AUTHORITY CITY OF BPT	SS	025	882
235	PEQUONNOCK ST #02	HOUSING AUTHORITY CITY OF BPT	SS	025	882
235	PEQUONNOCK ST #03	HOUSING AUTHORITY CITY OF BPT	SS	025	882
235	PEQUONNOCK ST #04	HOUSING AUTHORITY CITY OF BPT	SS	025	882
235	PEQUONNOCK ST #05	HOUSING AUTHORITY CITY OF BPT	SS	025	882
235	PEQUONNOCK ST #06	HOUSING AUTHORITY CITY OF BPT	SS	025	882
235	PEQUONNOCK ST #07	HOUSING AUTHORITY CITY OF BPT	SS	025	882
235	PEQUONNOCK ST #08	HOUSING AUTHORITY CITY OF BPT	SS	025	882
235	PEQUONNOCK ST #09	HOUSING AUTHORITY CITY OF BPT	SS	025	882
235	PEQUONNOCK ST #10	HOUSING AUTHORITY CITY OF BPT	SS	025	882
181	PIXLEE PL	HOUSING AUTHORITY OF THE	SS	050	882
71	PRINCE ST	HOUSING AUTHORITY OF THE	SS	051	881
370	PRISCILLA ST #376	HOUSING AUTHORITY OF THE CITY	SS	034	822
53	REMINGTON ST #55	HOUSING AUTHORITY OF CITY OF BRIDGEPORT	SS	055	
155	ROBERT ST	HOUSING AUTHORITY OF CITY OF BRIDGEPORT	SS	055	
243	SALEM ST	HOUSING AUTHORITY OF BPT	SS	033	881
241	SALEM ST	HOUSING AUTHORITY OF BPT	SS	033	881
300	SALEM ST	HOUSING AUTHORITY CITY OF	SS	033	881
30	SALEM ST #34	HOUSING AUTHORITY OF THE	SS	034	882
40	SALEM ST #44	HOUSING AUTHORITY OF THE	SS	034	882
128	SCOFIELD AV #130	HOUSING AUTHORITY CITY OF BPT	SS	028	882
138	SCOFIELD AV #140	HOUSING AUTHORITY OF THE	SS	028	882
1856	SEAVIEW AV	CITY OF BRIDGEPORT HOUSING	SS	053	881

Number	Street	Owner	Location	PIC#	Dev#
59	SEDGEWICK ST	HOUSING AUTHORITY OF THE	SS	041	882
67	SEDGEWICK ST #69	HOUSING AUTHORITY OF THE	SS	041	882
75	SEDGEWICK ST #77	HOUSING AUTHORITY OF THE	SS	041	882
70	SEELEY ST #76	HOUSING AUTHORITY OF THE CITY	SS	053	881
86	SEELEY ST #88	HOUSING AUTHORITY CITY OF BPT	SS	053	881
769	SHELTON ST #771	HOUSING AUTHORITY OF CITY OF	SS	053	881
45	SHERIDAN ST #55	HOUSING AUTHORITY OF THE	SS	035	881
43	SIXTH ST #49	HOUSING AUTHORITY CITY OF BPT	SS	053	881
60	SIXTH ST #62	HOUSING AUTHORITY CITY OF BPT	SS	053	881
581	SOUNDVIEW AV	HOUSING AUTHORITY OF THE CITY	SS	050	882
75	STEWART ST	HOUSING AUTHORITY CITY OF BPT	Fireside		
554	STILLMAN ST	HOUSING AUTHORITY OF THE	SS	050	882
92	SUMMERFIELD AV	HOUSING AUTHORITY OF THE CITY	SS	051	
156	SUNSHINE CR	HOUSING AUTHORITY OF THE	SS	053	881
96	TAYLOR DR	HOUSING AUTHORITY CITY OF BPT	PT Barnum		
508	TRUMBULL AV	HOUSING AUTHORITY OF THE CITY	Trumbull		
507	TRUMBULL AV	HOUSING AUTHORITY OF THE CITY	Trumbull		
597	UNION AV #599	HOUSING AUTHORITY OF CITY OF BRIDGEPORT	SS	055	
659	UNION AV #665	HOUSING AUTHORITY OF BPT	SS	053	881
310	VALLEY AV	HOUSING AUTHORITY OF THE CITY	SS	053	881
111	VELVET REAR ST #15	HOUSING AUTHORITY OF BPT	SS	029	882
85	VELVET ST	HOUSING AUTHORITY OF BPT	SS	029	882
107	VELVET ST #09	HOUSING AUTHORITY OF BPT	SS	029	882
75	VELVET ST #79	HOUSING AUTHORITY OF THE	SS	029	882
87	VELVET ST #REAR	HOUSING AUTHORITY OF BPT	SS	029	882
99	VELVET ST #REAR	HOUSING AUTHORITY OF BPT	SS	029	882
75	VELVET ST #REAR	HOUSING AUTHORITY OF BPT	SS	029	882
177	VOIGHT AV	HOUSING SITE DEV AUTHORITY	FPV rep	vacant lot	
133	WAYNE ST #145	HOUSING AUTHORITY CITY OF BPT	FPV rep	vacant lot	
89	WEST LIBERTY ST #95	HOUSING AUTHORITY OF THE	SS	041	882
102	WEST LIBERTY ST	HOUSING AUTHORITY OF THE CITY	SS	041	882
104	WEST LIBERTY ST	HOUSING AUTHORITY OF THE	SS	041	882
102	WILLISTON ST #104	HOUSING AUTHORITY CITY OF BPT	SS	031	882
380	WOOD AV	HOUSING AUTHORITY CITY OF BPT	SS	041	882
297	WOOD AV #319	HOUSING AUTHORITY OF CITY OF	SS	041	882
319	WOODLAWN AV	HOUSING AUTHORITY OF THE	FPV Rep	vacant lot	
335	WOODLAWN AV	HOUSING AUTHORITY OF THE	FPV Rep	vacant lot	
329	WOODLAWN AV	HOUSING AUTHORITY OF THE	FPV Rep	vacant lot	
367	WOODSIDE AV	HOUSING AUTHORITY CITY OF BPT	SS	039	882
365	WOODSIDE AV	HOUSING AUTHORITY CITY OF BPT	SS	039	882
1059	WORDIN AV	HOUSING AUTHORITY CITY OF BPT	Warehouse		

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the City of Bridgeport

Program/Activity Receiving Federal Grant Funding

Annual and Five Year Plan

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

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

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

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

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

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

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

Name of Authorized Official

Nicholas Calace

Title

Executive Director

Signature



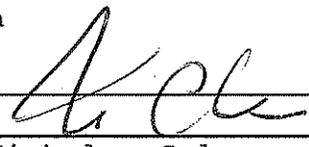
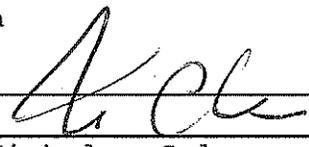
Date (mm/dd/yyyy)

7-19-10

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

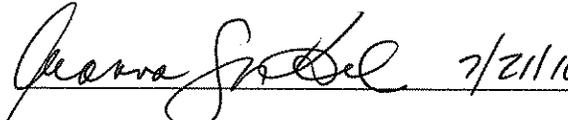
1. Type of Federal Action: <input type="checkbox"/> n/a a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> n/a a. bid/offer/application b. initial award c. post-award	3. Report Type: <input type="checkbox"/> n/a a. initial filing b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: n/a Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: n/a Congressional District, if known:	
6. Federal Department/Agency: n/a	7. Federal Program Name/Description: n/a CFDA Number, if applicable: _____	
8. Federal Action Number, if known: n/a	9. Award Amount, if known: \$ _____ n/a	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): n/a	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): n/a 	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: <u>Nicholas Calace</u> Title: <u>Executive Director</u> Telephone No.: <u>203.337.8915</u> Date: <u>7/19/10</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

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

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

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

I, Alanna C. Kabel the Deputy CAO, Central Grants & Comm. Dev. certify that the Five Year and Annual PHA Plan of the Bridgeport Housing Authority is consistent with the Consolidated Plan of City of Bridgeport, CT prepared pursuant to 24 CFR Part 91.


Signed / Dated by Appropriate State or Local Official

Part I: Summary

PHA Name: Housing Authority of the City of Bridgeport	Grant Type and Number	FFY of Grant: 2010 FFY of Grant Approval:
	Capital Fund Program Grant No: CT26-P001-50110 Replacement Housing Factor Grant No: Date of CFFP:	

Type of Grant

- Original Annual Statement
 Revised Annual Statement (revision no.)
- Performance and Evaluation Report for Period Ending: 3/4/2010
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	\$ 393,057			
3	1408 Management Improvements	\$ 786,533			
4	1410 Administration (may not exceed 10% of line 21)	\$ 393,059			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 250,000			
8	1440 Site Acquisition				
9	1450 Site Improvements	\$ 236,249			
10	1460 Dwelling Structures	\$ 1,134,107			
11	1465.1 Dwelling Equipment - Nonexpendable	\$ 30,000			
12	1470 Non Dwelling Structures	\$ 91,117			
13	1475 Non Dwelling Equipment	\$ 18,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	\$ 15,000			
17	1499 Development Activities 4				

- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHA's with under 250 units in management may use 100% of CFP grant for operations.
- 4 RHF funds shall be included here

Part I: Summary

PHA Name: Housing Authority of the City of Bridgeport	Grant Type and Number Capital Fund Program Grant No: CT26-P001-50110	FFY of Grant: 2010
	Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:

Type of Grant

Original Annual Statement
 Revised Annual Statement (revision no.)

Performance and Evaluation Report for Period Ending: 3/4/2010
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$ 600,000			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 3,947,122			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$ 850,000			
23	Amount of line 20 Related to Security - Soft Costs	\$ 520,000			
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director		Date 8/19/10	Signature of Public Housing Director	Date:
----------------------------------------	------------------------------------------------------------------------------------	---------------------	---------------------------------------------	--------------

- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHA's with under 250 units in management may use 100% of CFP grant for operations.
- 4 RHF funds shall be included here

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Bridgeport		Grant Type and Number Capital Fund Program Grant No: CT26-P001-50110 CFFP (Yes/No) No Replacement Housing Factor Grant No.				FFY of Grant: 2010 FFY of Grant Approval:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended	
Central Office	Management Improvements	1408	Lump sum	\$216,533				
	Technology Upgrades	1408	Lump sum	\$50,000				
	Administration	1410	Lump sum	\$393,059				
	CFFP for 504/VCA Compliance	1501	Lump sum	\$600,000				
	Admin Office Improvements	1470	Lump sum	\$66,117				
CT00100002P	Operations	1406	Lump sum	\$56,151				
aka Marina Village	A & E Services	1430	Lump sum	\$30,000				
	Site improvements - parking, drainage, fencing	1450	Lump sum	\$50,000				
	Dwelling improvements - roofs, façade, heating, storm doors	1460	Lump sum	\$50,000				
	Vacancy Reduction	1460	Lump sum	\$23,077				
	Relocation for VCA Compliance	1495	5 tenants	\$1,250				
	Dwelling equipment - boilers	1465	5 units	\$10,000				
CT00100005P	Operations	1406	Lump sum	\$56,151				
aka PT Barnum Apts	Vacancy Reduction/Fire Suppression Device	1460	Lump sum	\$23,078				
	Non-dwelling equipment	1475	1 vehicle	\$18,000				
	Relocation for VCA Compliance	1495	10 tenants	\$2,500				
CT00100006P	Operations	1406	Lump sum	\$56,151				
aka Charles Greene	A & E Services	1430	Lump sum	\$50,000				
	Site Improvements - parking, drainage, fencing, bollards	1450	Lump sum	\$15,000				
	Vacancy Reduction	1460	Lump sum	\$23,077				
	Relocation for VCA Compliance	1495	4 tenants	\$1,000				

continued to page 4

1 To be completed for the Performance and Evaluation Report.

2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Bridgeport		Grant Type and Number Capital Fund Program Grant No: CT26-P001-50110 CFFP (Yes/No) No Replacement Housing Factor Grant No.				FFY of Grant: 2010 FFY of Grant Approval:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended	
CT00100007P	Operations	1406	Lump sum	\$56,151				
aka Fireside Apts	Management Improvements - Security	1408	Lump sum	\$120,000				
	A & E Services	1430	Lump sum	\$20,000				
	Vacancy Reduction	1460	Lump sum	\$23,077				
	Gutters, Downspouts, Roofs, Insulation, Individual boilers, Doors	1460	Lump sum	\$37,343				
	Grounds Improvements	1450	Lump sum	\$25,000				
	Relocation for VCA Compliance	1495	12 tenants	\$1,250				
CT00100009P	Operations	1406	Lump sum	\$56,151				
aka Harborview Towers	Management Improvements - Security	1408	Lump sum	\$200,000				
	A & E Services	1430	Lump sum	\$25,000				
	Vacancy Reduction	1460	Lump sum	\$23,077				
	Roof Replacement	1460	Lump sum	\$380,000				
	Relocation for VCA Compliance	1495	5 tenants	\$3,000				
CT00100044P	Operations	1406	Lump sum	\$56,151				
aka Trumbull Gardens	Management Improvements - Security	1408	Lump sum	\$200,000				
	A & E Services	1430	Lump sum	\$65,000				
	Roof Drain Replacement	1460	Lump sum	\$10,000				
	Vacancy Reduction	1460	Lump sum	\$23,077				
	Grounds Improvements - parking, drainage, fencing	1450	Lump sum	\$50,000				
	Non-dwelling equipment	1475		\$0				
	Relocation for VCA Compliance	1495	Lump sum	\$4,000				
	Office Improvements	1470	Lump sum	\$25,000				
	Unit boilers	1465	10 units	\$20,000				

continued to page 5

1 To be completed for the Performance and Evaluation Report.

2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Bridgeport		Grant Type and Number Capital Fund Program Grant No: CT26-P001-50110 CFFP (Yes/No) No Replacement Housing Factor Grant No.				FFY of Grant: 2010 FFY of Grant Approval:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended	
CT001000881P	Operations	1406	Lump sum	\$28,075				
Scattered Sites I	A & E Services	1430	Lump sum	\$30,000				
	Site improvements - parking, drainage, fencing	1450	Lump sum	\$46,000				
	Building improvements - roofs, siding, façade, gutters/downspouts, storm doors, intercom	1460	Lump sum	\$247,610				
	Vacancy Reduction	1460	Lump sum	\$11,541				
	Relocation for VCA Compliance	1495	3 tenants	\$1,250				
CT001000882P	Operations	1406	Lump sum	\$28,076				
Scattered Sites II	A & E Services	1430	Lump sum	\$30,000				
	Site improvements - parking, drainage, fencing	1450	Lump sum	\$50,249				
	Building improvements - roofs, siding, façade, gutters/downspouts, storm doors, intercom	1460	Lump sum	\$247,609				
	Vacancy Reduction	1460	Lump sum	\$11,541				
	Relocation for VCA Compliance	1495	3 tenants	\$750				
			Total	\$3,947,122	\$0			

1 To be completed for the Performance and Evaluation Report.

2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Bridgeport				FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates 1
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Central Office	9/30/2012		9/30/2014		
BHA Wide	9/30/2012		9/30/2014		
CT00100002P	9/30/2012		9/30/2014		
CT00100005P	9/30/2012		9/30/2014		
CT00100006P	9/30/2012		9/30/2014		
CT00100007P	9/30/2012		9/30/2014		
CT00100009P	9/30/2012		9/30/2014		
CT00100044P	9/30/2012		9/30/2014		
CT00100881P	9/30/2012		9/30/2014		
CT00100882P	9/30/2012		9/30/2014		

1 Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

Capital Fund Program Five-Year Action Plan

U.S Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary			Locality: Bridgeport, Fairfield County, CT		Original Plan	Revision No:
PHA Name/Number: Bridgeport Housing Authority CT001						
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal *	Annual Statement	\$ 1,305,000.00	\$ 1,499,847.00	\$ 1,529,478.00	\$ 1,524,478.00
C.	Management Improvements *		\$ 817,958.00	\$ 770,000.00	\$ 786,533.00	\$ 786,533.00
D.	PHA Wide Non Dwelling Structures and Equipment *		\$ 233,053.00	\$ 86,164.00	\$ 35,000.00	\$ 50,000.00
E.	Administration *		\$ 393,057.00	\$ 393,057.00	\$ 393,057.00	\$ 393,057.00
F.	Other *		\$ 204,997.00	\$ 204,997.00	\$ 209,997.00	\$ 199,997.00
G.	Operations		\$ 393,057.00	\$ 393,057.00	\$ 393,057.00	\$ 393,057.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing Debt Service		\$ 600,000.00	\$ 600,000.00	\$ 600,000.00	\$ 600,000.00
K.	Total CFP Funds		\$ 3,947,122.00	\$ 3,947,122.00	\$ 3,947,122.00	\$ 3,947,122.00
L.	Total Non-CFP Funds					

Capital Fund Program Five-Year Action Plan

**U.S Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

Part I: Summary							
PHA Name/Number: Bridgeport Housing Authority CT001			Locality: Bridgeport, Fairfield County, CT		Original Plan		Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014	
	Central Office/BHA Wide *	Annual Statement	\$ 993,057.00	\$ 993,057.00	\$ 993,057.00	\$ 1,043,057.00	
	002 Marina Village *	Annual Statement	\$ 309,280.00	\$ 244,322.00	\$ 329,855.00	\$ 179,855.00	
	005 PT Barnum *	Annual Statement	\$ 191,322.00	\$ 258,322.00	\$ 451,830.00	\$ 605,658.00	
	006 Charles Greene *	Annual Statement	\$ 572,375.00	\$ 348,322.00	\$ 338,322.00	\$ 532,894.00	
	007 Fireside Apartments *	Annual Statement	\$ 400,389.00	\$ 416,389.00	\$ 395,389.00	\$ 368,213.00	
	009 Harborview Towers *	Annual Statement	\$ 480,389.00	\$ 403,389.00	\$ 585,389.00	\$ 448,213.00	
	044 Trumbull Gardens *	Annual Statement	\$ 477,389.00	\$ 760,389.00	\$ 390,389.00	\$ 499,487.00	
	881 & 882 Scattered Sites *	Annual Statement	\$ 522,921.00	\$ 522,932.00	\$ 462,891.00	\$ 269,745.00	
		Annual Statement	\$ 3,947,122.00	\$ 3,947,122.00	\$ 3,947,122.00	\$ 3,947,122.00	
		Annual Statement					
		Annual Statement					

Part II: Supporting Pages - Physical Needs Work Statement

Work Statement for Year 1 FFY 2010	Work Statement for Year 2011 FFY 2011			Work Statement for Year 2012 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	BHA Wide - Proposed CFFP for VCA Compliance subject to HUD approval	~80 units, site common areas and pathways	\$600,000.00	BHA Wide - Proposed CFFP for VCA Compliance subject to HUD approval	~80 units, site common areas and pathways	\$600,000.00
	002 - Marina Village Site Improvements	lump sum	\$50,000.00	002 - Marina Village Roof Replacement	lump sum	\$50,000.00
	002 - Marina Village Roof Replacement	lump sum	\$50,000.00	002 - Marina Village Grounds Improvements (parking, sidewalks, fencing, sewer, drainage)	lump sum	\$50,000.00
	002 - Marina Village Single Unit Boiler, DHW upgrade, CCTV system	10 units	\$20,000.00	002 - Marina Village Single Unit boiler and DHW upgrade	8 units	\$16,000.00
	002 - Marina Village Vacancy Reduction Program	14 units	\$10,000.00	002 - Marina Village Vacancy Reduction	10 units	\$10,000.00
	005 - PT Barnum Vacancy Reduction Program	14 units	\$10,000.00	005 - PT Barnum Building exterior, roofs, gutters, downspouts	2 buildings	\$50,000.00
	005 - PT Barnum Warehouse and Bird Street reconfiguration	2 buildings	\$50,000.00	005 - PT Barnum Vacancy Reduction	10 units	\$8,000.00
	006 - Charles Greene Site Improvements	lump sum	\$300,000.00	005 - PT Barnum Grounds Improvements (parking, sidewalks, fencing, sewer, drainage)	lump sum	\$50,000.00
	006 - Charles Greene CCTV system	1 bldg	\$20,000.00	005 - PT Barnum Unit Interior finishes upgrades	10 units	\$25,000.00
	006 - Charles Greene Vacancy Reduction	14 units	\$10,000.00	006 - Charles Greene Vacancy Reduction	10 units	\$10,000.00
	006 - Charles Greene Mail, Laundry Rooms & Site Office improvements	1 bldg	\$50,000.00	006 - Charles Greene Site Improvements		\$200,000.00
	007 - Fireside Apartments Roofs, Siding/Gutters and Downspouts, Energy Improvements	3 bldgs	\$100,000.00	006 - Charles Greene Unit Interior finishes upgrades	10 units	\$25,000.00
	007 - Fireside Apartments Bathroom and Kitchen upgrades	26 units	\$50,000.00	007 - Fireside Apartments Vacancy Reduction	10 units	\$8,000.00
	007 - Fireside Apartments Vacancy Reduction	10 units	\$10,000.00	007 - Fireside Apartments building exterior, gutters, downspouts, roofs	5 buildings	\$100,000.00
	009 - Harborview Towers Roof Replacement	1 bldg	\$100,000.00	007 - Fireside Apartments Grounds Improvements (parking, sidewalks, fencing, sewer, drainage)	lump sum	\$50,000.00
	009 - Harborview Towers Vacancy Reduction Program	10 units	\$10,000.00	009 - Harborview Towers building exterior improvements (masonry)	lump sum	\$50,000.00
	009 - Harborview Towers Interior finishes	30 units	\$50,000.00	009 - Harborview Towers Vacancy Reduction	10 units	\$8,000.00
	044 - Trumbull Gardens CCTV System	2 bldgs	\$50,000.00	044 - Trumbull Gardens Site Master Plan	lump sum	\$300,000.00
	044 - Trumbull Gardens Townhouse HVAC & DHW upgrades	13 units	\$25,000.00	044 - Trumbull Gardens Boilers, HVAC and DHW upgrade	10 units	\$55,000.00
		continued			continued	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary	
PHA Name: Housing Authority of the City of Bridgeport 150 Highland Avenue Bridgeport CT, 06604	Grant Type and Number Capital Fund Program Grant No: CT00100000709R Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval:	

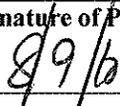
Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 7/31/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	30,000	30,000	30,000	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,939,197	1,939,197	1,699,244.80	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Bridgeport 150 Highland Avenue Bridgeport CT, 06604		Grant Type and Number Capital Fund Program Grant No: CT00100000709R Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 7/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,969,197	1,969,197	1,729,244.80	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Nicholas Calace Date: 			Signature of Public Housing Director 		Date

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of the City of Bridgeport 150 Highland Avenue Bridgeport CT, 06604	Grant Type and Number Capital Fund Program Grant No: CT00100000909R Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 7/31/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	30,000		30,000	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	2,041,561		2,041,561	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Bridgeport 150 Highland Avenue Bridgeport CT, 06604		Grant Type and Number Capital Fund Program Grant No: CT00100000909R Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 7/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	2,071,561		2,071,561	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Nicholas Calace Date August 5, 2010 			Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary		
PHA Name: Housing Authority of the City of Bridgeport	Grant Type and Number	FFY of Grant: 2009 FFY of Grant Approval:
	Capital Fund Program Grant No:	
	Replacement Housing Factor Grant No: CT26-R001-50109	
	Date of CFFP:	

Type of Grant

Original Annual Statement Revised Annual Statement (revision no.)

Performance and Evaluation Report for Period Ending: 7/31/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				

- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHA's with under 250 units in management may use 100% of CFP grant for operations.
- 4 RHF funds shall be included here

Part I: Summary

PHA Name: Housing Authority of the City of Bridgeport	Grant Type and Number	FFY of Grant: 2009 FFY of Grant Approval:
	Capital Fund Program Grant No: CT26-S001-50109 Replacement Housing Factor Grant No: Date of CFFP:	

Type of Grant

<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Revised Annual Statement (revision no.)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 7/31/2010	<input type="checkbox"/> Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)				
3	1408 Management Improvements	\$ 150,000.00	\$ 7,085.12	\$ 7,085.12	\$ 7,082.25
4	1410 Administration (may not exceed 10% of line 21)	\$ 185,138.00	\$ 185,138.00	\$ 185,138.00	\$ 107,997.19
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 166,234.00	\$ 115,829.63	\$ 115,829.63	\$ 66,621.49
8	1440 Site Acquisition				
9	1450 Site Improvements	\$ 3,099,027.00	\$ 2,070,203.02	\$ 2,070,203.02	\$ 1,504,766.72
10	1460 Dwelling Structures	\$ 1,640,000.00	\$ 1,874,738.14	\$ 1,874,738.14	\$ 1,677,163.13
11	1465.1 Dwelling Equipment - Nonexpendable	\$ -	\$ 373,000.00	\$ 373,000.00	\$ 205,821.00
12	1470 Non Dwelling Structures	\$ 458,815.00	\$ 1,073,220.09	\$ 1,073,220.09	\$ 84,020.90
13	1475 Non Dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				

- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHA's with under 250 units in management may use 100% of CFP grant for operations.
- 4 RHF funds shall be included here

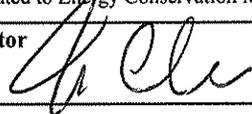
Part I: Summary

PHA Name: Housing Authority of the City of Bridgeport	Grant Type and Number	FFY of Grant: 2009 FFY of Grant Approval:
	Capital Fund Program Grant No: CT26-S001-50109 Replacement Housing Factor Grant No: Date of CFFP:	

Type of Grant

Original Annual Statement
 Revised Annual Statement (revision no.)
 Performance and Evaluation Report for Period Ending: 3/4/2010
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 5,699,214.00	\$ 5,699,214.00	\$ 5,699,214.00	\$ 3,653,472.68
21	Amount of line 20 Related to LBP Activities	\$ 75,000.00	\$ 74,301.62	\$ 74,301.62	\$ 66,786.55
22	Amount of line 20 Related to Section 504 Activities	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 186,498.46
23	Amount of line 20 Related to Security - Soft Costs	\$ 50,000.00	\$ -		
24	Amount of line 20 Related to Security - Hard Costs	\$ 3,055,000.00	\$ -		
25	Amount of line 20 Related to Energy Conservation Measures	\$ 150,000.00	\$ 1,112,994.63	\$ 1,112,994.63	\$ 748,892.91

Signature of Executive Director 	Date 8/9/10	Signature of Public Housing Director	Date:
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- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHA's with under 250 units in management may use 100% of CFP grant for operations.
- 4 RHF funds shall be included here

Part II: Supporting Pages									
PHA Name: Housing Authority of the City of Bridgeport		Grant Type and Number Capital Fund Program Grant No: CT26-S001-50109 CFFP (Yes/No) No Replacement Housing Factor Grant No.					FFY of Grant: 2009 FFY of Grant Approval:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status	
				Original	Revised 1	Funds Obligated 2	Funds Expended		
002, 005, 006, 007, 009, 044, 881, 882 *	Management Improvements	1408	Lump sum	\$ 150,000.00	\$ 7,085.12	\$ 7,085.12	\$ 7,082.25	100%	
002, 005, 006, 007, 009, 044, 881, 882 *	Administrative Salaries	1410	Lump sum	\$ 185,138.00	\$ 185,138.00	\$ 185,138.00	\$ 107,997.19	58%	
002, 005, 006, 007, 009, 044, 881, 882 *	Vacancy Reduction via JOC and/or Force Acct includes Hazelwood LBP	1460	130 units	\$ 650,000.00	\$ 350,000.00	\$ 350,000.00	\$ 327,509.63	94%	
CT00100005P	A & E Services	1430	3 firms	\$ 70,158.00	\$ 23,620.00	\$ 23,620.00	\$ 10,875.00	46%	
CT00100005P	Stairs	1450	88 stairs	\$ 1,934,027.00	\$ 1,078,336.87	\$ 1,078,336.87	\$ 869,586.68	81%	
CT00100005P	Community Center Modifications	1470	1 bldg	\$ 458,815.00	\$ 1,073,220.09	\$ 1,073,220.09	\$ 84,020.90	8%	
CT00100006P	A & E Services	1430	2 firms	\$ 30,000.00	\$ 32,000.00	\$ 32,000.00	\$ 20,541.39	64%	
CT00100006P	Grounds Improvements	1450	Lump sum	\$ 450,000.00	\$ 367,201.61	\$ 367,201.61	\$ 25,000.00	7%	
CT00100006P	Roofs	1460	5 Buildings	\$ 725,000.00	\$ 609,000.00	\$ 609,000.00	\$ 486,306.90	80%	
CT00100007P	A & E Services	1430	2 firms	\$ 49,076.00	\$ 27,000.00	\$ 27,000.00	\$ 25,955.10	96%	
CT00100007P	Electrical Meter Upgrades	1460	248 units	\$ 265,000.00	\$ 588,348.14	\$ 588,348.14	\$ 588,348.14	100%	
CT00100007P	Windows	1460	128 units	\$ -	\$ 439,994.63	\$ 439,994.63	\$ 439,994.63	100%	
CT00100009P	A & E Services	1430	1 firm	\$ 17,000.00	\$ 27,209.63	\$ 27,209.63	\$ 3,250.00	12%	
CT00100009P	Grounds Improvements	1450	Lump sum	\$ 695,000.00	\$ 184,669.91	\$ 184,669.91	\$ 170,185.41	92%	
CT001000044P	Grounds Improvements/Sewer/Sitework	1430	Lump sum	\$ 20,000.00	\$ -				
CT001000044P	Central Heating Plant Replacement	1465	Lump sum	\$ -	\$ 373,000.00	\$ 373,000.00	\$ 205,821.00	55%	
CT0010000881P	A & E Services	1430	Lump sum	\$ -	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	100%	
CT0010000881P	Marlboro Court - 504/VCA & Roof	1460	Lump sum	\$ -	\$ 327,390.00	\$ 327,390.00	\$ 274,998.46	84%	
			Total	\$ 5,699,214.00	\$ 5,699,214.00	\$ 5,699,214.00	\$ 3,653,472.68	64%	

* - see five year action plan for breakdown by AMP

1 To be completed for the Performance and Evaluation Report.

2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part I: Summary

PHA Name: Housing Authority of the City of Bridgeport	Grant Type and Number Capital Fund Program Grant No: CT26-P001-50109	FFY of Grant: 2009
	Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:

Type of Grant

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 3/4/2010
 Revised Annual Statement (revision no.)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$ 650,000	\$ 600,000	\$ -	\$ -
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 3,930,589	\$ 3,930,589	\$ 1,556,570	\$ 918,578
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$ 850,000	\$ 850,000	\$ 14,736.30	\$ 3,788.78
23	Amount of line 20 Related to Security - Soft Costs	\$ 520,000	\$ 492,431	\$ 492,431.34	\$ 382,913.42
24	Amount of line 20 Related to Security - Hard Costs	\$ 25,000	\$ 43,350	\$ 28,350	\$ 28,350
25	Amount of line 20 Related to Energy Conservation Measures	\$ 396,000	\$ 396,000	\$ -	

Signature of Executive Director 	Date 8/9/10	Signature of Public Housing Director	Date:
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1 To be completed for the Performance and Evaluation Report.
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHA's with under 250 units in management may use 100% of CFP grant for operations.
 4 RHF funds shall be included here

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Bridgeport		Grant Type and Number Capital Fund Program Grant No: CT26-P001-50109 CFPP (Yes/No) No Replacement Housing Factor Grant No.					FFY of Grant: 2009 FFY of Grant Approval:	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended	
Central Office	Management Improvements	1408	Lump sum	\$ 155,336.00	\$ 151,167.00	\$ 151,167.00	\$ 69,080.92	46%
	Staff Training	1408	Lump sum	\$ 30,000.00	\$ 30,000.00	\$ -		0%
	Technology Upgrades	1408	Lump sum	\$ 50,000.00	\$ 50,000.00	\$ -		0%
	Administration	1410	Lump sum	\$ 393,059.00	\$ 393,059.00	\$ 393,059.00	\$ 42.42	0%
	Non-dwelling equipment	1475	Lump sum	\$ -	\$ 29,068.00	\$ 21,061.16	\$ 16,531.46	57%
	CFPP for 504/VCA Compliance	1501	Lump sum	\$ 650,000.00	\$ 600,000.00	\$ -		0%
CT00100002P Marina	Operations	1406	Lump sum	\$ 49,914.00	\$ 49,914.00	\$ 49,914.00	\$ 49,914.00	100%
CT00100002P Marina	A & E Services	1430	Lump sum	\$ 30,000.00	\$ 30,000.00	\$ -		0%
CT00100002P Marina	Site improvements - parking, drainage	1450	Lump sum	\$ 50,000.00	\$ 50,000.00	\$ -		0%
CT00100002P Marina	Dwelling improvements - roofs, façade, heating, storm doors	1460	Lump sum	\$ 50,000.00	\$ 50,000.00	\$ -		0%
CT00100002P Marina	Vacancy Reduction	1460	Lump sum	\$ 23,077.00	\$ 20,331.00	\$ -		0%
CT00100002P Marina	504/VCA compliance	1460	Lump sum	\$ -	\$ 1,057.98	\$ 1,057.98	\$ 1,057.98	100%
CT00100002P Marina	Relocation for VCA Compliance	1495	5 tenants	\$ 1,250.00	\$ 1,250.00	\$ -		0%
CT00100002P Marina	Non-dwelling equipment	1475	1 copier	\$ -	\$ 2,746.00	\$ 2,746.00		0%
CT00100005P PT	Operations	1406	Lump sum	\$ 49,915.00	\$ 49,915.00	\$ 49,915.00	\$ 49,915.00	100%
CT00100005P PT	Vacancy Reduction	1460	Lump sum	\$ 23,078.00	\$ 23,078.00	\$ -		0%
CT00100005P PT	Dwelling Improvements	1460	Lump sum	\$ -	\$ 21,118.00	\$ 21,118.00	\$ 9,276.00	44%
CT00100005P PT	Non-dwelling structures	1470	Lump sum	\$ -	\$ 5,245.92	\$ 5,245.92	\$ 1,126.14	21%
CT00100005P PT	Non-dwelling equipment	1475	1 copier	\$ -	\$ 3,077.00	\$ -		0%
CT00100005P PT	Relocation for VCA Compliance	1495	10 tenants	\$ 2,500.00	\$ 2,500.00	\$ -		0%
CT00100006P Greene	Operations	1406	Lump sum	\$ 49,915.00	\$ 49,915.00	\$ 49,915.00	\$ 49,915.00	100%
CT00100006P Greene	Management Improvements	1408	Lump sum	\$ -	\$ 31,737.93	\$ 31,737.93	\$ 27,783.93	88%
CT00100006P Greene	A & E Services	1430	Lump sum	\$ 50,000.00	\$ 50,000.00	\$ -		0%
CT00100006P Greene	Grounds improvements	1450	Lump sum	\$ -	\$ 3,539.50	\$ 3,539.50	\$ 2,899.50	82%
CT00100006P Greene	Building improvements - CCTV	1460	Lump sum	\$ 15,000.00	\$ 15,000.00	\$ -		0%
CT00100006P Greene	Vacancy Reduction	1460	Lump sum	\$ 23,077.00	\$ 20,000.00	\$ -		0%
CT00100006P Greene	Dwelling equipment - laundry	1465	Lump sum	\$ 10,000.00	\$ -			

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1 To be completed for the Performance and Evaluation Report.

2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Bridgeport		Grant Type and Number Capital Fund Program Grant No: CT26-P001-50109 CFFP (Yes/No) No Replacement Housing Factor Grant No.				FFY of Grant: 2009 FFY of Grant Approval:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended	
CT00100006P Greene	Non-dwelling equipment	1475	1 vehicle	\$ -	\$ 13,077.00			0%
CT00100006P Greene	Relocation for VCA Compliance	1495	4 tenants	\$ 1,000.00	\$ 1,000.00	\$ -		0%
CT00100007P Fireside	Operations	1406	Lump sum	\$ 49,914.00	\$ 49,914.00	\$ 49,914.00	\$ 49,914.00	100%
CT00100007P Fireside	Management Improvements - Security	1408	Lump sum	\$ 120,000.00	\$ 104,199.66	\$ 104,199.66	\$ 81,144.88	78%
CT00100007P Fireside	A & E Services	1430	Lump sum	\$ 20,000.00	\$ 20,000.00	\$ -		0%
CT00100007P Fireside	Vacancy Reduction	1460	Lump sum	\$ 23,077.00	\$ 20,331.00	\$ 3,990.00	\$ 3,990.00	20%
CT00100007P Fireside	Dwelling improvements	1460	Lump sum	\$ -	\$ 6,723.83	\$ 6,723.83	\$ 5,925.98	88%
CT00100007P Fireside	Clinic at Forest Green	1470	Lump sum	\$ 25,000.00	\$ 25,000.00	\$ -		0%
CT00100007P Fireside	Non-dwelling equipment	1475	1 copier	\$ -	\$ 2,746.00	\$ -		0%
CT00100007P Fireside	Relocation for VCA Compliance	1495	12 tenants	\$ 1,250.00	\$ 1,250.00	\$ -		0%
CT00100009P Harborview	Operations	1406	Lump sum	\$ 49,914.00	\$ 49,914.00	\$ 49,914.00	\$ 49,914.00	100%
CT00100009P Harborview	Management Improvements - Security	1408	Lump sum	\$ 200,000.00	\$ 176,315.99	\$ 176,315.99	\$ 139,902.17	79%
CT00100009P Harborview	A & E Services	1430	Lump sum	\$ 75,000.00	\$ 75,000.00	\$ 879.48	\$ 879.48	1%
CT00100009P Harborview	Vacancy Reduction	1460	Lump sum	\$ 23,077.00	\$ 20,000.00	\$ -		0%
CT00100009P Harborview	Relocation for VCA Compliance	1495	5 tenants	\$ 3,000.00	\$ 3,000.00	\$ -		0%
CT00100044P Trumbull	Operations	1406	Lump sum	\$ 49,914.00	\$ 49,914.00	\$ 49,914.00	\$ 49,914.00	100%
CT00100044P Trumbull	Management Improvements - Security	1408	Lump sum	\$ 200,000.00	\$ 211,915.69	\$ 211,915.69	\$ 161,866.37	76%
CT00100044P Trumbull	A & E Services	1430	Lump sum	\$ 65,000.00	\$ 55,000.00	\$ -		0%
CT00100044P Trumbull	Dwelling improvements - CCTV	1460	10 tenants	\$ 10,000.00	\$ 28,350.00	\$ 28,350.00	\$ 28,350.00	100%
CT00100044P Trumbull	Vacancy Reduction	1460	Lump sum	\$ 23,077.00	\$ 20,000.00	\$ 20,000.00	\$ 11,516.40	58%
CT00100044P Trumbull	Building 11 Elevators	1465	Lump sum	\$ 550,000.00	\$ 501,218.37	\$ -		0%
CT00100044P Trumbull	Non-dwelling equipment	1475	1 vehicle	\$ -	\$ 13,077.00	\$ 2,218.90	\$ 2,218.90	17%
CT00100044P Trumbull	Relocation for VCA Compliance	1495	Lump sum	\$ 4,000.00	\$ 4,000.00	\$ -		0%

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1 To be completed for the Performance and Evaluation Report.

2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Bridgeport				FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Central Office	9/30/2011		9/30/2013		
BHA Wide	9/30/2011		9/30/2013		
CT00100002P	9/30/2011		9/30/2013		
CT00100005P	9/30/2011		9/30/2013		
CT00100006P	9/30/2011		9/30/2013		
CT00100007P	9/30/2011		9/30/2013		
CT00100009P	9/30/2011		9/30/2013		
CT00100044P	9/30/2011		9/30/2013		
CT00100881P	9/30/2011		9/30/2013		
CT00100882P	9/30/2011		9/30/2013		

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

Part I: Summary		
PHA Name: Housing Authority of the City of Bridgeport	Grant Type and Number	FFY of Grant: 2008
	Capital Fund Program Grant No: CT26-P001-50108	FFY of Grant Approval: 2008
	Replacement Housing Factor Grant No:	
	Date of CFFP:	

Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no.)
 Performance and Evaluation Report for Period Ending: 7/31/2010
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	254,000.00	254,000.00	254,000.00	254,000.00
3	1406 Operations (may not exceed 20% of line 21)	812,536.00	833,915.25	833,915.25	815,851.80
4	1410 Administration	397,409.00	406,784.41	406,784.41	304,701.21
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	370,000.00	257,333.93	257,333.93	175,116.54
8	1440 Site Acquisition				
9	1450 Site Improvements	400,000.00	1,430,608.83	1,430,608.83	763,041.90
10	1460 Dwelling Structures	1,652,738.00	355,409.06	355,409.06	254,713.72
11	1465.1 Dwelling Equipment - Nonexpendable	0.00	33,013.50	33,013.50	30,164.25
12	1470 Non Dwelling Structures	75,000.00	42,380.56	42,380.56	11,374.29
13	1475 Non Dwelling Equipment	50,000.00	410,766.46	410,766.46	409,598.60
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	15,000.00	2,471.00	2,471.00	2,021.00
17	1499 Development Activities 4				

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- 3 PHA's with under 250 units in management may use 100% of CFP grant for operations.
- 4 RHF funds shall be included here

Part I: Summary					
PHA Name: Housing Authority of the City of Bridgeport	Grant Type and Number Capital Fund Program Grant No: CT26-P001-50108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval: 2008			
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no.) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 7/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of line 2-20)	4,026,683.00	4,026,683.00	4,026,683.00	3,020,583.31
21	Amount of Line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of Line 21 Related to Section 504 Compliance	1,646,511.00	616,135.11	616,135.11	366,442.04
23	Amount of Line 21 Related to Security - Soft Costs	520,000.00	407,579.43	407,579.43	407,579.43
24	Amount of Line 21 Related to Security - Hard Costs	200,000.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Energy Conservation Measures	60,000.00	352,659.00	352,659.00	336,857.00
Signature of Executive Director		Date:		Signature of Public Housing Director	
		8/9/10			

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- 3 PHA's with under 250 units in management may use 100% of CFP grant for operations.
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Part II: Supporting Documents									
PHA Name:		Bridgeport Housing Authority		Grant Type and Number			Federal FFY of Grant: 2008		
				Capital Fund Program Grant No: CT26-P001-50108					
				CFFP (Yes/No): No					
				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 1	Funds Obligated 2	Funds Expended 2		
Central Office	Operations	1406	Lump sum	\$31,750.00	\$0.00				
Central Office	504/VCA Compliance	1408	Lump sum	\$25,000.00	\$0.00				
Central Office	Management Improvements - Procurement	1408	Lump sum	\$22,200.00	\$0.00				
Central Office	Management Improvements	1408	Lump sum	\$85,336.00	\$317,540.60	\$317,540.60	\$299,727.15	94%	
Central Office	Staff Training	1408	Lump sum	\$30,000.00	\$0.00	\$0.00			
Central Office	Resident Programs	1408	Lump sum	\$30,000.00	\$0.00	\$0.00			
Central Office	Technology Upgrades	1408	Lump sum	\$100,000.00	\$16,290.00	\$16,290.00	\$16,290.00	100%	
Central Office	Administrative Salaries	1410	Lump sum	\$397,409.00	\$406,784.41	\$406,784.41	\$304,701.21	75%	
Central Office	A & E Services	1430	Lump sum	\$65,000.00	\$2,161.23	\$2,161.23	\$2,161.23	100%	
Central Office	Facility Improvements	1470	Lump sum	\$50,000.00	\$0.00	\$0.00	\$0.00		
Central Office	504/VCA Compliance	1470	Lump sum	\$25,000.00	\$0.00	\$0.00			
Central Office	Non-dwelling equipment	1475	Lump sum	\$25,000.00	\$157,672.39	\$157,672.39	\$157,672.39	100%	
Central Office	Relocation	1495	Lump sum	\$15,000.00	\$450.00	\$450.00	\$0.00	0%	
CT001000002P Marina Village	Operations	1406	Lump sum	\$31,750.00	\$36,286.00	\$36,286.00	\$36,286.00	100%	
CT001000002P Marina Village	A & E Services	1430	Lump sum	\$20,000.00	\$25,938.00	\$25,938.00	\$11,830.97	46%	
CT001000002P Marina Village	504/VCA Compliance	1460	Lump sum	\$0.00	\$2,553.00	\$2,553.00	\$2,553.00	100%	
CT001000002P Marina Village	Dwelling improvements - roofs	1460	Lump sum	\$50,000.00	\$30,227.32	\$30,227.32	\$30,227.32	100%	
CT001000002P Marina Village	Dwelling improvements - bathrooms	1460	Lump sum	\$0.00	\$0.00	\$0.00			
CT001000002P Marina Village	Extermination	1460	Lump sum	\$8,520.00	\$0.00	\$0.00			
CT001000002P Marina Village	Vacancy Reduction	1460	Lump sum	\$17,891.00	\$49,614.00	\$49,614.00	\$13,250.00	27%	
CT001000002P Marina Village	504/VCA Compliance	1470	Lump sum	\$0.00	\$635.87	\$635.87	\$0.00	0%	
CT001000005P PT Barnum	Operations	1406	Lump sum	\$31,750.00	\$36,286.00	\$36,286.00	\$36,286.00	100%	
CT001000005P PT Barnum	A & E Services	1430	Lump sum	\$25,000.00	\$67,250.00	\$67,250.00	\$60,264.85	90%	
CT001000005P PT Barnum	Stairs	1450	Lump sum	\$225,000.00	\$1,037,793.90	\$1,037,793.90	\$506,304.30	49%	

1 To be completed for the Performance and Evaluation Report.

2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part II: Supporting Documents								
PHA Name:		Bridgeport Housing Authority			Grant Type and Number		Federal FFY of Grant: 2008	
					Capital Fund Program Grant No: CT26-P001-50108			
					CFFP (Yes/No): No			
					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 1	Funds Obligated 2	Funds Expended 2	
CT001000005P PT Barnum	Building improvement - CAT 5 cable	1460	Lump sum	\$0.00	\$9,419.25	\$9,419.25	\$9,419.25	100%
CT001000005P PT Barnum	Extermination	1460	Lump sum	\$6,602.00	\$0.00	\$0.00		
CT001000005P PT Barnum	504/VCA Compliance	1460	Lump sum	\$50,000.00	\$0.00	\$0.00		
CT001000005P PT Barnum	Vacancy Reduction	1460	Lump sum	\$39,525.00	\$50,000.00	\$50,000.00	\$16,820.00	34%
CT001000005P PT Barnum	504/VCA Compliance	1470	Lump sum	\$0.00	\$259.57	\$259.57	\$259.57	100%
CT001000006P Charles Greene	Operations	1406	Lump sum	\$31,750.00	\$36,286.00	\$36,286.00	\$36,286.00	100%
CT001000006P Charles Greene	Management Improvements	1408	Lump sum	\$0.00	\$92,505.22	\$92,505.22	\$92,255.22	100%
CT001000006P Charles Greene	A & E Services	1430	Lump sum	\$125,000.00	\$18,420.00	\$18,420.00	\$9,862.72	54%
CT001000006P Charles Greene	Grounds Improvements	1450	Lump sum	\$20,000.00	\$0.00	\$0.00		
CT001000006P Charles Greene	Building improvements	1460	Lump sum	\$25,000.00	\$49,256.90	\$49,256.90	\$49,256.90	100%
CT001000006P Charles Greene	Dwelling improvements	1460	Lump sum	\$0.00	\$13,370.00	\$13,370.00	\$13,370.00	100%
CT001000006P Charles Greene	504/VCA Compliance	1460	Lump sum	\$200,000.00	\$10,102.98	\$10,102.98	\$1,112.00	11%
CT001000006P Charles Greene	Extermination	1460	Lump sum	\$3,168.00	\$0.00	\$0.00		
CT001000006P Charles Greene	Exterior Door Modifications	1460	Lump sum	\$0.00	\$0.00	\$0.00		
CT001000006P Charles Greene	Vacancy Reduction	1460	Lump sum	\$60,549.00	\$30,600.00	\$30,600.00	\$21,790.00	71%
CT001000006P Charles Greene	Dwelling equipment	1465	Lump sum	\$0.00	\$30,164.25	\$30,164.25	\$27,315.00	91%
CT001000006P Charles Greene	504/VCA Compliance	1470	Lump sum	\$0.00	\$37,585.40	\$37,585.40	\$10,340.00	28%
CT001000006P Charles Greene	Non-dwelling equipment	1475	Lump sum	\$25,000.00	\$253,094.07	\$253,094.07	\$251,926.21	100%
CT001000007P Fireside	Operations	1406	Lump sum	\$31,750.00	\$36,286.00	\$36,286.00	\$36,286.00	100%
CT001000007P Fireside	Management Improvements - Security	1408	Lump sum	\$120,000.00	\$101,345.06	\$101,345.06	\$101,345.06	100%
CT001000007P Fireside	A & E Services	1430	Lump sum	\$15,000.00	\$8,635.00	\$8,635.00	\$2,985.79	35%
CT001000007P Fireside	Grounds Improvements	1450	Lump sum	\$0.00	\$1,900.00	\$1,900.00	\$1,900.00	100%
CT001000007P Fireside	504/VCA Compliance	1460	Lump sum	\$30,000.00	\$4,399.21	\$4,399.21	\$1,788.70	41%
CT001000007P Fireside	Dwelling improvements - bathrooms	1460	Lump sum	\$0.00	\$0.00	\$0.00		
CT001000007P Fireside	Building improvements - electric meters	1460	Lump sum	\$0.00	\$910.00	\$910.00	\$910.00	100%
CT001000007P Fireside	Extermination	1460	Lump sum	\$4,128.00	\$3,472.00	\$3,472.00	\$3,472.00	100%

1 To be completed for the Performance and Evaluation Report.

2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part II: Supporting Documents								
PHA Name:		Bridgeport Housing Authority			Grant Type and Number		Federal FFY of Grant: 2008	
					Capital Fund Program Grant No: CT26-P001-50108			
					CFFP (Yes/No): No			
					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 1	Funds Obligated 2	Funds Expended 2	
CT001000007P Fireside	Siding, Gutters, Downspouts	1460	2 bldgs	\$15,000.00	\$0.00	\$0.00		
CT001000007P Fireside	Vacancy Reduction	1460	Lump sum	\$10,954.00	\$8,160.00	\$8,160.00	\$7,860.00	96%
CT001000007P Fireside	Dwelling equipment - heaters	1465	Lump sum	\$0.00	\$2,849.25	\$2,849.25	\$2,849.25	100%
CT001000007P Fireside	504/VCA Compliance - Forest Green Clinic	1470	Lump sum	\$0.00	\$3,125.00	\$3,125.00	\$0.00	0%
CT001000009P Harborview	Operations	1406	Lump sum	\$31,750.00	\$36,286.00	\$36,286.00	\$36,286.00	100%
CT001000009P Harborview	Management Improvements - Security	1408	Lump sum	\$200,000.00	\$133,112.35	\$133,112.35	\$133,112.35	100%
CT001000009P Harborview	A & E Services	1430	Lump sum	\$30,000.00	\$21,000.75	\$21,000.75	\$19,444.30	93%
CT001000009P Harborview	Grounds Improvements	1450	Lump sum	\$50,000.00	\$358,613.15	\$358,613.15	\$222,535.82	62%
CT001000009P Harborview	Dwelling improvements - bathrooms	1460	Lump sum	\$0.00	\$0.00	\$0.00		
CT001000009P Harborview	Extermination	1460	Lump sum	\$7,034.00	\$0.00	\$0.00		
CT001000009P Harborview	Vacancy Reduction	1460	Lump sum	\$10,600.00	\$3,745.00	\$3,745.00	\$3,745.00	100%
CT001000044P Trumbull	Operations	1406	Lump sum	\$31,750.00	\$36,286.00	\$36,286.00	\$36,286.00	100%
CT001000044P Trumbull	Management Improvements - Security	1408	Lump sum	\$200,000.00	\$173,122.02	\$173,122.02	\$173,122.02	100%
CT001000044P Trumbull	A & E Services	1430	Lump sum	\$50,000.00	\$3,375.00	\$3,375.00	\$2,985.79	88%
CT001000044P Trumbull	Grounds Improvements	1450	Lump sum	\$80,000.00	\$32,301.78	\$32,301.78	\$32,301.78	100%
CT001000044P Trumbull	504/VCA Compliance	1460	Lump sum	\$900,000.00	\$1,847.85	\$1,847.85	\$1,111.85	60%
CT001000044P Trumbull	Dwelling improvements	1460	Lump sum	\$0.00	\$53,497.87	\$53,497.87	\$53,497.87	100%
CT001000044P Trumbull	Extermination	1460	Lump sum	\$15,984.00	\$0.00	\$0.00		
CT001000044P Trumbull	Vacancy Reduction	1460	Lump sum	\$41,293.00	\$18,748.35	\$18,748.35	\$9,044.50	48%
CT001000044P Trumbull	Facility Improvements	1470	Lump sum	\$0.00	\$774.72	\$774.72	\$774.72	100%
CT001000044P Trumbull	Relocation	1495	Lump sum	\$0.00	\$450.00	\$450.00	\$450.00	100%
CT001000881P Scattered Sites I	Operations	1406	Lump sum	\$31,750.00	\$18,142.00	\$18,142.00	\$18,142.00	100%
CT001000881P Scattered Sites I	A & E Services	1430	Lump sum	\$20,000.00	\$11,105.50	\$11,105.50	\$10,716.29	96%
CT001000881P Scattered Sites I	504/VCA Compliance - Marlboro Court	1460	Lump sum	\$50,000.00	\$335.33	\$335.33	\$335.33	100%
CT001000881P Scattered Sites I	Dwelling improvements	1460	Lump sum	\$20,000.00	\$0.00	\$0.00		

1 To be completed for the Performance and Evaluation Report.

2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part II: Supporting Documents								
PHA Name:		Grant Type and Number				Federal FFY of Grant: 2008		
Bridgeport Housing Authority		Capital Fund Program Grant No: CT26-P001-50108 CFFP (Yes/No): No 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 1	Funds Obligated 2	Funds Expended 2	
CT001000881P Scattered Sites I	Extermination	1460	Lump sum	\$26,346.00	\$0.00	\$0.00		
CT001000881P Scattered Sites I	Vacancy Reduction	1460	Lump sum	\$10,000.00	\$5,875.00	\$5,875.00	\$5,875.00	100%
CT001000881P Scattered Sites I	Relocation	1495	2 households	\$0.00	\$1,571.00	\$1,571.00	\$1,571.00	100%
CT001000881P Scattered Sites I	Operations	1406	Lump sum	\$0.00	\$18,142.00	\$18,142.00	\$18,142.00	100%
CT001000882P Scattered Sites II	A & E Services	1430	Lump sum	\$20,000.00	\$99,448.45	\$99,448.45	\$54,864.60	55%
CT001000882P Scattered Sites II	Grounds Improvements	1450	Lump sum	\$25,000.00	\$0.00	\$0.00		
CT001000882P Scattered Sites II	Dwelling improvements - bathrooms	1460	Lump sum	\$10,000.00	\$0.00	\$0.00		
CT001000882P Scattered Sites II	Extermination	1460	Lump sum	\$26,867.00	\$0.00	\$0.00		
CT001000882P Scattered Sites II	Vacancy Reduction	1460	Lump sum	\$13,277.00	\$9,275.00	\$9,275.00	\$9,275.00	100%
CT001000882P Scattered Sites II	Facility Improvements	1470	Lump sum	\$0.00	\$0.00	\$0.00	\$0.00	
			Total	\$4,026,683.00	\$4,026,683.00	\$4,026,683.00	\$3,020,583.31	

1 To be completed for the Performance and Evaluation Report.

2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Bridgeport					FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates 1
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Central Office	9/30/2010	1/31/2010	12/31/2009		BHA able to obligate earlier than planned due to obligation of PT Barnum stair replacement & Harborview grounds improvements contracts
CT001000002P Marina Village	9/30/2010	1/31/2010	12/31/2009		
CT001000005P PT Barnum	9/30/2010	1/31/2010	12/31/2009		
CT001000006P Charles Greene	9/30/2010	1/31/2010	12/31/2009		
CT001000007P Fireside	9/30/2010	1/31/2010	12/31/2009		
CT001000009P Harborview	9/30/2010	1/31/2010	12/31/2009		
CT001000044P Trumbull	9/30/2010	1/31/2010	12/31/2009		
CT001000881P Scattered Sites I	9/30/2010	1/31/2010	12/31/2009		
CT001000882P Scattered Sites II	9/30/2010	1/31/2010	12/31/2009		

1 Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

Part I: Summary					
PHA Name: Housing Authority of the City of Bridgeport, 150 Highland Avenue, Bridgeport, CT 06604		Grant Type and Number Capital Fund Program Grant No: CT26-P001-50107 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant 2007 FFY of Grant Approval: 2007
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no.) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 7/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) 3	0.00	35,738.43	35,738.43	35,738.43
3	1408 Management Improvements	715,000.00	771,366.51	771,366.51	771,366.51
4	1410 Administration (may not exceed 10% of line 21)	397,409.00	397,409.00	397,409.00	397,409.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	360,000.00	342,033.10	342,033.10	334,354.62
8	1440 Site Acquisition				
9	1450 Site Improvements	332,905.00	286,566.67	286,566.67	286,566.67
10	1460 Dwelling Structures	1,711,955.00	1,464,277.68	1,464,277.68	1,231,748.22
11	1465.1 Dwelling Equipment - Nonexpendable	240,000.00	438,014.36	438,014.36	438,014.36
12	1470 Non Dwelling Structures	100,000.00	130,314.72	130,314.72	128,345.85
13	1475 Non Dwelling Equipment	100,000.00	104,372.50	104,372.50	104,372.50
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	16,823.00	3,999.03	3,999.03	3,999.03
17	1499 Development Activities 4				

- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHA's with under 250 units in management may use 100% of CFP grant for operations.
- 4 RHF funds shall be included here

Part I: Summary					
PHA Name: Housing Authority of the City of Bridgeport, 150 Highland Avenue, Bridgeport, CT 06604	Grant Type and Number Capital Fund Program Grant No: CT26-P001-50107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant 2007	FFY of Grant Approval: 2007		
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no.) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 7/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization of Debt Service paid Via System of Director Payment				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of line 2-20)	3,974,092.00	3,974,092.00	3,974,092.00	3,735,929.19
21	Amount of Line 20 Related to LBP Activities	0.00			
22	Amount of Line 20 Related to Section 504 Compliance	1,128,255.00	1,468,655.33	1,468,655.33	1,307,648.34
23	Amount of Line 20 Related to Security - Soft Costs	300,000.00	516,887.88	\$516,887.88	516,877.88
24	Amount of Line 20 Related to Security - Hard Costs	20,000.00	0.00	\$0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	10,000.00	276,147.54	276,147.54	276,126.61
Signature of Executive Director 		Date 8/9/10	Signature of Public Housing Director 		Date

- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHA's with under 250 units in management may use 100% of CFP grant for operations.
- 4 RHF funds shall be included here

Party II: Supporting Pages								
PHA Name: Housing Authority of the City of Bridgeport, 150 Highland Avenue, Bridgeport, CT 06604	Grant Type and Number Capital Fund Program Grant No: CT26-P001-50107 CFFP(Yes/No): No Date of CFFP: N/A						FFY of Grant 2007 FFY of Grant Approval: 2007	
	Development Number Name/HA-Wide Activities	General Description of Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Approved	Revised 1	Funds Obligated 2	Funds Expended 2	
Central Office	Management Improvements	1408		\$287,000.00	\$197,463.59	\$197,463.59	\$197,463.59	100.00%
Central Office	Administrative Salaries	1410		\$397,409.00	\$397,409.00	\$397,409.00	\$397,409.00	100.00%
Central Office	A & E Services	1430		\$40,000.00	\$233,817.82	\$233,817.82	\$233,817.82	100.00%
Central Office	Vacancy Reduction	1460		\$0.00	\$360.00	\$360.00	\$360.00	100.00%
Central Office	504/VCA Compliance	1470		\$50,000.00	\$675.00	\$675.00	\$675.00	100.00%
Central Office	Facility Improvements	1470		\$50,000.00	\$81,571.57	\$81,571.57	\$81,571.57	100.00%
Central Office	Non Dwelling equipment	1475		\$100,000.00	\$2,425.00	\$2,425.00	\$2,425.00	100.00%
Central Office	Relocation Cost	1495		\$16,823.00	\$3,999.03	\$3,999.03	\$3,999.03	100.00%
aka Marina Village	Management Improvements	1408		\$20,500.00	\$0.00			
aka Marina Village	A & E Services	1430		\$40,000.00	\$6,000.00	\$6,000.00	\$6,000.00	100.00%
aka Marina Village	504/VCA Compliance	1460		\$25,000.00	\$64,134.86	\$64,134.86	\$64,134.86	100.00%
aka Marina Village	Dwelling improvements	1460		\$100,000.00	\$36,550.00	\$36,550.00	\$36,550.00	100.00%
aka Marina Village	Extermination	1460		\$8,520.00	\$5,649.00	\$5,649.00	\$5,649.00	100.00%
aka Marina Village	Vacancy Reduction	1460		\$25,000.00	\$91,375.00	\$91,375.00	\$91,375.00	100.00%
aka Marina Village	Heat System Upgrade	1465.1		\$0.00	\$13,731.88	\$13,731.88	\$13,731.88	100.00%
aka Marina Village	Non Dwelling equipment	1475		\$0.00	\$24,093.00	\$24,093.00	\$24,093.00	100.00%
aka PT Barnum Apartments	Management Improvements	1408		\$18,500.00	\$0.00			
aka PT Barnum Apartments	A & E Services	1430		\$40,000.00	\$62,075.53	\$62,075.53	\$62,075.53	100.00%
aka PT Barnum Apartments	Grounds Improvements	1450		\$0.00	\$14,073.41	\$14,073.41	\$14,073.41	100.00%
aka PT Barnum Apartments	504/VCA Compliance	1460		\$58,210.00	\$338,047.75	\$338,047.75	\$213,160.49	63.06%
aka PT Barnum Apartments	Extermination	1460		\$6,602.00	\$5,258.00	\$5,258.00	\$5,258.00	100.00%
aka PT Barnum Apartments	Stairs	1460		\$240,000.00	\$13,560.59	\$13,560.59	\$13,560.59	100.00%
aka PT Barnum Apartments	Vacancy Reduction	1460		\$30,000.00	\$123,941.88	\$123,941.88	\$123,941.88	100.00%
aka PT Barnum Apartments	Vinyl Siding/Gutters/Leaders	1460		\$10,000.00	\$3,988.83	\$3,988.83	\$3,988.83	100.00%

1 To be completed for the Performance and Evaluation Report.

2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Party II: Supporting Pages								
PHA Name: Housing Authority of the City of Bridgeport, 150 Highland Avenue, Bridgeport, CT 06604		Grant Type and Number Capital Fund Program Grant No: CT26-P001-50107 CFFP(Yes/No): No Date of CFFP: N/A					FFY of Grant 2007 FFY of Grant Approval: 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
				Approved	Revised 1	Funds Obligated 2	Funds Expended 2	
aka PT Barnum Apartments	Heat System Upgrade	1465.1			\$9,117.48	\$9,117.48	\$9,117.48	100.00%
aka PT Barnum Apartments	Facility Improvements	1470		\$0.00	\$4,983.88	\$4,983.88	\$4,983.88	100.00%
aka PT Barnum Apartments	Non Dwelling equipment	1475		\$0.00	\$9,645.50	\$9,645.50	\$9,645.50	100.00%
aka Charles Greene Homes	Management Improvements	1408		\$14,500.00	\$11,902.00	\$11,902.00	\$11,902.00	100.00%
aka Charles Greene Homes	A & E Services	1430		\$40,000.00	\$0.00	\$0.00	\$0.00	
aka Charles Greene Homes	Grounds Improvements	1450		\$50,000.00	\$5,800.00	\$5,800.00	\$5,800.00	100.00%
aka Charles Greene Homes	504/VCA Compliance	1460		\$20,000.00	\$0.00			
aka Charles Greene Homes	Dwelling improvements	1460		\$0.00	\$24,810.90	\$24,810.90	\$24,810.90	100.00%
aka Charles Greene Homes	Extermination	1460		\$3,168.00	\$4,762.00	\$4,762.00	\$4,762.00	100.00%
aka Charles Greene Homes	Vacancy Reduction	1460		\$35,675.00	\$148,647.18	\$148,647.18	\$123,423.04	83.03%
aka Charles Greene Homes	Elevator Modernization	1465.1		\$0.00	\$0.00			
aka Charles Greene Homes	Facility Improvements	1470		\$0.00	\$27,585.44	\$27,585.44	\$27,585.44	100.00%
aka Charles Greene Homes	504/VCA Compliance	1470		\$0.00	\$787.00	\$787.00	\$787.00	100.00%
aka Fireside Apartments	Management Improvements	1408		\$56,100.00	\$135,260.85	\$135,260.85	\$135,260.85	100.00%
aka Fireside Apartments	A & E Services	1430		\$40,000.00	\$0.00			
aka Fireside Apartments	Site improvement (sewer)	1450		\$0.00	\$1,900.00	\$1,900.00	\$1,900.00	100.00%
aka Fireside Apartments	504/VCA Compliance	1460		\$50,000.00	\$2,661.85	\$2,661.85	\$2,661.85	100.00%
aka Fireside Apartments	Extermination	1460		\$4,128.00	\$344.00	\$344.00	\$344.00	100.00%
aka Fireside Apartments	Vacancy Reduction	1460		\$15,000.00	\$27,590.00	\$27,590.00	\$27,590.00	100.00%
aka Fireside Apartments	Non Dwelling equipment	1475		\$0.00	\$24,093.00	\$24,093.00	\$24,093.00	100.00%
aka Harborview Towers	Management Improvements	1408		\$98,300.00	\$188,689.35	\$188,689.35	\$188,689.35	100.00%
aka Harborview Towers	A & E Services	1430		\$40,000.00	\$21,725.75	\$21,725.75	\$14,047.27	64.66%
aka Harborview Towers	Grounds Improvements	1450		\$115,000.00	\$211,475.68	\$211,475.68	\$211,475.68	100.00%
aka Harborview Towers	504/VCA Compliance	1460		\$0.00	\$61,367.36	\$61,367.36	\$61,341.03	99.96%

1 To be completed for the Performance and Evaluation Report.

2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Party II: Supporting Pages								
PHA Name: Housing Authority of the City of Bridgeport, 150 Highland Avenue, Bridgeport, CT 06604		Grant Type and Number Capital Fund Program Grant No: CT26-P001-50107 CFFP(Yes/No): No Date of CFFP: N/A					FFY of Grant 2007 FFY of Grant Approval: 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
				Approved	Revised 1	Funds Obligated 2	Funds Expended 2	
aka Harborview Towers	Extermination	1460		\$7,034.00	\$13,606.00	\$13,606.00	\$13,606.00	100.00%
aka Harborview Towers	Vacancy Reduction	1460		\$15,000.00	\$24,005.59	\$24,005.59	\$21,412.20	89.20%
aka Harborview Towers	Elevator	1465.1		\$200,000.00	\$415,165.00	\$415,165.00	\$415,165.00	100.00%
aka Trumbull Gardens	Operations	1406		\$0.00	\$35,738.43	\$35,738.43	\$35,738.43	100.00%
aka Trumbull Gardens	Management Improvements	1408		\$192,100.00	\$238,050.72	\$238,050.72	\$238,050.72	100.00%
aka Trumbull Gardens	A & E Services	1430		\$40,000.00	\$18,000.00	\$18,000.00	\$18,000.00	100.00%
aka Trumbull Gardens	Grounds Improvements	1450		\$100,000.00	\$0.00			
aka Trumbull Gardens	504/VCA Compliance	1460		\$600,000.00	\$122,773.87	\$122,773.87	\$98,459.43	80.20%
aka Trumbull Gardens	Dwelling improvements	1460			\$11,000.00	\$11,000.00	\$11,000.00	100.00%
aka Trumbull Gardens	Extermination	1460		\$15,984.00	\$20,216.25	\$20,216.25	\$20,216.25	100.00%
aka Trumbull Gardens	Vacancy Reduction	1460		\$33,450.00	\$124,918.88	\$124,918.88	\$71,387.06	57.15%
aka Trumbull Gardens	Elevator	1465.1		\$20,000.00	\$0.00			
aka Trumbull Gardens	Facility Improvements	1470		\$0.00	\$14,711.83	\$14,711.83	\$12,742.96	86.62%
Scattered Sites I	Management Improvements	1408		\$11,500.00	\$0.00			
Scattered Sites I	A & E Services	1430		\$40,000.00	\$0.00			
Scattered Sites I	504/VCA Compliance	1460		\$25,000.00	\$31,586.57	\$31,586.57	\$29,655.42	93.89%
Scattered Sites I	Dwelling improvements	1460		\$125,000.00	\$3,493.30	\$3,493.30	\$3,493.30	100.00%
Scattered Sites I	Extermination	1460		\$31,346.14	\$24,467.24	\$24,467.24	\$24,467.24	100.00%
Scattered Sites I	Unit upgrades/kitchen/bdrms	1460		\$15,000.00	\$0.00			
Scattered Sites I	Vacancy Reduction	1460		\$24,400.00	\$15,479.95	\$15,479.95	\$15,479.95	100.00%
Scattered Sites I	Vinyl Siding/Gutters/Leaders	1460		\$10,000.00	\$0.00	\$0.00		
Scattered Sites I	Elevator	1465.1		\$20,000.00	\$0.00			
Scattered Sites I	Non Dwelling equipment	1475		\$0.00	\$28,546.00	\$28,546.00	\$28,546.00	100.00%

1 To be completed for the Performance and Evaluation Report.

2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Party II: Supporting Pages								
PHA Name: Housing Authority of the City of Bridgeport, 150 Highland Avenue, Bridgeport, CT 06604		Grant Type and Number Capital Fund Program Grant No: CT26-P001-50107 CFFP(Yes/No): No Date of CFFP: N/A					FFY of Grant 2007 FFY of Grant Approval: 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
				Approved	Revised 1	Funds Obligated 2	Funds Expended 2	
Scattered Sites II	Management Improvements	1408		\$16,500.00	\$0.00			
Scattered Sites II	A & E Services	1430		\$40,000.00	\$414.00	\$414.00	\$414.00	100.00%
Scattered Sites II	Grounds Improvements	1450		\$67,905.00	\$53,317.58	\$53,317.58	\$53,317.58	100.00%
Scattered Sites II	504/VCA Compliance	1460			\$62,210.77	\$62,210.77	\$62,210.77	100.00%
Scattered Sites II	Building improvements	1460		\$100,000.00	\$8,627.87	\$8,627.87	\$8,627.87	100.00%
Scattered Sites II	Extermination	1460		\$26,962.86	\$27,050.57	\$27,050.57	\$27,050.57	100.00%
Scattered Sites II	Unit upgrades/kitchen/bdrms	1460		\$15,000.00	\$1,046.36	\$1,046.36	\$1,025.43	98.00%
Scattered Sites II	Vacancy Reduction	1460		\$26,475.00	\$20,745.26	\$20,745.26	\$20,745.26	100.00%
Scattered Sites II	Vinyl Siding/Gutters/Leaders	1460		\$10,000.00	\$0.00			
Scattered Sites II	Non Dwelling equipment	1475		\$0.00	\$15,570.00	\$15,570.00	\$15,570.00	100.00%
				\$0.00	\$3,974,092.00	\$3,974,092.00	\$3,731,915.19	93.91%

1 To be completed for the Performance and Evaluation Report.

2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part III: Implementation Schedule for Capital Fund Financing Program							
PHA Name: Housing Authority of the City of Bridgeport, 150 Highland Avenue, Bridgeport, CT 06604							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	
CT001000002P Marina Village	9/30/2009	3/30/2009	3/30/2009	9/30/2011	6/30/2009	4/25/2010	procured and engaged firms in a timely manner
CT001000005P PT Barnum	9/30/2009	3/30/2009	3/30/2009	9/30/2011	9/30/2011		expenditure delayed due to contract dispute
CT001000006P Charles Greene	9/30/2009	3/30/2009	3/30/2009	9/30/2011	9/30/2011		expenditure on-going
CT001000007P Fireside Apartments	9/30/2009	3/30/2009	3/30/2009	9/30/2011	10/31/2009	3/30/2010	procured and engaged firms in a timely manner
CT001000009P Harborview Towers	9/30/2009		9/30/2009	9/30/2011	10/31/2010		expenditure delayed due to contract dispute
CT001000044P Trumbull Gardens	9/30/2009	3/30/2009	3/30/2009	9/30/2011	10/31/2009		procured and engaged firms in a timely manner
CT001000881P Scattered Sites I	9/30/2009		9/30/2009	9/30/2011	12/31/2009		procured and engaged firms in a timely manner
CT001000882P Scattered Sites II	9/30/2009	3/30/2009	3/30/2009	9/30/2011	12/31/2009		procured and engaged firms in a timely manner
Central Office	9/30/2009		9/30/2009	9/30/2011	9/30/2011		anticipate to be ahead of expenditure schedule

1 Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

Annual Statement/Performance Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-02
 Expires 4/30/20

Part I: Summary	
PHA Name: Housing Authority of the City of Bridgeport	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26-R001-50110 Date of CFFP:
	FFY of Grant: 2010 FFY of Grant Approval:

Type of Grant

Original Annual Statement
 Revised Annual Statement (revision no.)

Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

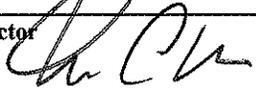
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$ 47,002.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4	\$ 423,022.00			

1 To be completed for the Performance and Evaluation Report.

2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Annual Statement/Performance Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-02
 Expires 4/30/20

Part I: Summary						
PHA Name: Housing Authority of the City of Bridgeport		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26-R001-50110 Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised Annual Statement (revision no.)				
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1		
		Original	Revised 2	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 470,024.00	\$ -	\$ -	\$ -	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 8/30/10		Signature of Public Housing Director Date:		

- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHA's with under 250 units in management may use 100% of CFP grant for operations.
- 4 RHF funds shall be included here

Annual Statement/Performance Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S Department of Housing and Urban Develop
 Office of Public and Indian Ho
 OMB No. 2577-
 Expires 4/30/

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Bridgeport	Grant Type and Number Capital Fund Program Grant No:	FFY of Grant: 2010 FFY of Grant Approval:
	Replacement Housing Factor Grant No: CT26-R001-50110	
	Date of CFFP:	
	(Empty)	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status
				Original	Revised 1	Funds Obligated 2	Funds Expended	
Albion Street	Development Activity	1499	Lump sum	\$ 423,022.00		\$ 394,839.00	\$ 364,470.31	
	Administration	1410	Lump sum	\$ 47,002.00				
			Total	\$ 470,024.00	\$ -	\$ 394,839.00	\$ 364,470.31	

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Annual Statement/Performance Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-02
 Expires 4/30/20

Part I: Summary		
PHA Name: Housing Authority of the City of Bridgeport	Grant Type and Number	FFY of Grant: 2009
	Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26-R001-50109 Date of CFFP:	FFY of Grant Approval:

Type of Grant		
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Revised Annual Statement (revision no.)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 7/31/2010	<input type="checkbox"/> Final Performance and Evaluation Report	

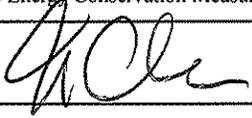
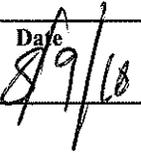
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				

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Annual Statement/Performance Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-02
Expires 4/30/20

Part I: Summary						
PHA Name: Housing Authority of the City of Bridgeport		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26-R001-50109 Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised Annual Statement (revision no.)				
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 7/31/2010		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1		
		Original	Revised 2	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA	\$ 394,839.00		\$ 394,839.00	\$ 364,470.3	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 394,839.00	\$ -	\$ 394,839.00	\$ 364,470.3	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
		8/9/18				
				Date:		

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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-R001-50109 Date of CFFP:					FFY of Grant: 2009 FFY of Grant Approval:	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status
				Original	Revised 1	Funds Obligated 2	Funds Expended	
Yaremich Commons	Debt Service	1501	Lump sum	\$ 394,839.00		\$ 394,839.00	\$ 364,470.31	
			Total	\$ 394,839.00	\$ -	\$ 394,839.00	\$ 364,470.31	

Annual Statement/Performance Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-02
 Expires 4/30/20

Part I: Summary

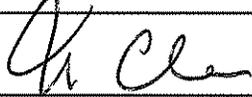
PHA Name: Housing Authority of the City of Bridgeport	Grant Type and Number	FFY of Grant: 2008 FFY of Grant Approval:
	Capital Fund Program Grant No:	
	Replacement Housing Factor Grant No: CT26-R001-50108	
	Date of CFFP:	

Type of Grant

Original Annual Statement
 Revised Annual Statement (revision no.)

Performance and Evaluation Report for Period Ending: 3/4/2010
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 439,768.00	\$ -	\$ 439,768.00	\$ 439,768.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director		Date	8/9/10	Signature of Public Housing Director	Date:
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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Bridgeport	Grant Type and Number	FFY of Grant: 2008 FFY of Grant Approval:
	Capital Fund Program Grant No:	
	Replacement Housing Factor Grant No: CT26-R001-50108	
	Date of CFFP:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status
				Original	Revised 1	Funds Obligated 2	Funds Expended	
Yaremich Commons	Administration	1410	Lump sum	\$ 43,976.00		\$ 43,976.00	\$ 43,976.00	100%
	Development Activities	1499	Lump sum	\$ 395,792.00		\$ 395,792.00	\$ 395,792.00	100%
			Total	\$ 439,768.00	\$ -	\$ 439,768.00	\$ 439,768.00	

* - see five year action plan for breakdown by AMP

1 To be completed for the Performance and Evaluation Report

Resident Advisory Board and Resident Association Meetings Regarding 2010-2011 Annual Plan

The Executive Director, Administrative and Operations Directors, Planning, Modernization and Development (PMD) and Resident Services (RS) staff met regularly with the Resident Advisory Board (RAB) to discuss agency operations and initiatives undertaken over the course of the past year, especially those that specifically addressed resident concerns and requests made as part of the 2009-2010 planning process. In addition, Planning and Modernization staff, along with Resident Services staff, presented annual plan goals and objectives at site-based meeting of HACB's Resident Associations. The dates and abstracts of the topics covered in those meetings follows:

March 16, 2010—Resident Advisory Board, Gary Crooks Center

Meeting came to order at 10am, attended by five of seven RAB site presidents (missing were Denese Taylor-Moye from Marina Village and Karen Bracey from Trumbull Gardens). Joining PMD (Kate Kelly) and RS (Diedra Perry) staff at the meeting were HACB Executive Director (Nicholas Calace) and Director of Asset Management (Wardell Moore).

Topics:

Work Orders. Mr. Calace described the newly devised work order process that was created and implemented during the first week of March 2010 to address resident complaints regarding work orders. Residents, independently and through their RAB presidents, described their frustration with a process in which work order requests, by resident report, were either ignored or greatly delayed and that standard maintenance issues that were delayed too long had become, in some cases, maintenance emergencies. In the new system, residents who called in a maintenance request:

1. Are assigned a work order number, sorted by date and time of request, intended to provide residents with the ability to track their requests (and obviate the need for multiple calls).
2. Will speak to a human operator, both during the work day and after hours, rather than to an answering machine.
3. Emergency calls (as well as after hours and weekend calls) are to be addressed by an answering service and emergencies responded to by HACB maintenance staff within 24 hours.

In order to promote the new system and inform residents of the change, Mr. Calace confirmed that the newsletter would contain a blurb about the retooled service. He encouraged anyone who finds the system not working or who does not receive a human

operator for after hours or weekend calls to report the fact immediately to RS advocate. To further support the system, Mr. Calace described how emergency calls need to be triaged and offered to supply of list of “emergency” vs. “non-emergency” concerns to the RAB presidents. Mr. Calace went on to provide his cell phone number—for RAB presidents’ emergency use only—to each of the RAB members, and he will analyze any problems from a full range of perspectives, including using foremen’s schedules, calls to the answering service companies, etc., to get appropriate results.

Further discussion ensued on how emergencies are handled at Scattered Site units versus the developments, and the RAB members were encouraged to recount to residents the need to get the work order number, note the date and time of the call. Residents should also be encouraged to be as complete as possible in their maintenance requests, and not tack on work requests that were not associated with the work order number once the maintenance worker arrives at a unit.

Mr. Calace and Mr. Moore later described efforts to improve maintenance response, including enrollment of some staff for additional training through Bullard-Havens programs and through EPC maintenance training programs. Staff testing has also been implemented to determine minimum competencies.

Admissions and Continued Occupancy Plan (ACOP). Mr. Calace answered RAB questions concerning the ACOP and the progress of the new agency lease. Questions primarily concerned nuisance evictions and HACB efforts to remediate difficult situations by making sound cases but, if at all possible, interceding through Stable Families program and similar interventions, to help families address nuisance concerns and remain housed. Aspects of the administrative process in admissions and continued occupancy have also been modified to accommodate the requirements of all populations scheduled to be housed at the Park City Hospital conversion, including elderly and frail elderly residents at The Eleanor, and non-elderly disabled and low-income work force residents at The Franklin.

CDBG Applications. HACB RS department submitted applications intended for use in funding various resident programs but, as announced in the Connecticut Post the morning of the meeting, was zeroed out in the first pass recommendations for funding. Mr. Calace distributed the grant recommendations notice from the paper and encouraged RAB members to voice their concerns accordingly.

EPC New Refrigerator Installations. Mr. Calace asked, especially of PT Barnum RAB president Donna Fewell, if the flyers for and installation of new refrigerators as part of the EPC upgrades had met with resident satisfaction. He asked specifically if residents felt they had had adequate notification of the refrigerator installations and if they liked the new machines. Ms. Fewell said she had had no complaints.

Park City Hospital Lease-Up. Mr. Calace explained the advertising and lease-up process for the two buildings (The Franklin and The Eleanor) at the former Park City Hospital, including outreach to current public housing residents who might be better served or who are over-housed, and to residents currently residing in one-bedroom units, as well as to families on the public housing one-bedroom waiting list. Mr. Calace noted that the number of individuals on the one-bedroom list mushroomed from approximately 850 to more than 2000 with the commencement of the Park City development in Fall 2009.

C.F. Greene Common Space. C.F. Greene RAB president Betty King asked about the potential to create resident meeting space at the site because the Greene Resident Association is seeking an alternative to meeting at the Wheeler Building (the City of Bridgeport has expressed reluctance, because of insurance liability, to continue to host the resident meetings on their premises). Mr. Calace described tentative plans to convert a portion of the former heating plant building into a classroom/meeting room, which tenants could use for their monthly resident meetings. Mr. Calace said that, in an interim situation, the residents could meet in the 150 Highland administrative conference room.

Gary Crooks Center Renovation. PT Barnum RAB president Donna Fewell asked if the planned renovations at Gary Crooks would interfere with the resident meetings at her site. The phasing plan, which should allow for ongoing activity at the Center, was described, including HACB's intention that resident meetings could be held without interruption, despite the construction.

Board of Commissioners Resident Member. RAB members asked when the resident position on the HACB Board would be filled (former Board Chair, Kathleen Vela, passed away suddenly in February). Mr. Calace explained that it is the Mayor's job to appoint Board members. Mr. Calace also cautioned that, although Kathleen Vela had been Chair, the newly assembled Board would determine its Chair.

May 11, 2010—Resident Advisory Board, Gary Crooks Center

Meeting came to order at 10am, attended by five of seven RAB site presidents (missing were Denese Taylor-Moye from Marina Village and Karen Bracey from Trumbull Gardens; Betty King from C.F. Greene arrived late). Joining PMD (Kate Kelly) and RS (Diedra Perry) staff at the meeting were HACB Executive Director (Nicholas Calace) who attended on behalf of the Director of FH/EO and Resident Selection, HACB Counsel (Jennifer Black) and Director of Asset Management (Wardell Moore).

Topics:

New Tenant Lease. Jennifer Black brought the RAB up to date on the progress of the new lease. With revisions and comments collated, the lease, much as had been previously shared with the RAB (mailing addresses had been updated since the last version was shared with the RAB), had also been posted for public comment and a public hearing (scheduled for this same day at 5pm). An addendum on fines and maintenance charges for replacement and repair of items broken by residents is also being collated and will be attached to the lease when it is rolled out as part of annual redetermination process. Noteworthy, too, is the provision for fines for health and safety violations in public spaces and the reinstatement of fines for health/safety violations discovered within resident units, e.g., disabled smoke detectors, blocked egress, and/or hitched up emergency pull cords.

Dogs. Violations of the pet policy were also discussed. Jennifer Black averred that she is only aware of the problems that are communicated to her and that, in her experience, residents are reticent about reporting problems with their neighbors, including their unregistered dogs. Ms. Black reinforced with the RAB that claims can be made anonymously and that residents should be encouraged to report pet and other violations without feeling that they need specifically to identify themselves. As stated in the new lease, the HACB pet policy was reviewed by Connecticut Legal Services. The only exceptions to the policy are those cases where residents require assistive animals. With regard to cleaning up after dogs, Mr. Calace encouraged RAB presidents in collaboration with site managers to send out notices encouraging residents with dogs to be good neighbors and so pick up after their pets. Failure to pick up after dogs is a cited violation in the policy and is subject to fines.

Work Order System. RAB members were asked if they had any concerns or reports concerning the new work order system that was instituted in March. Some mixed comments were made but, on the whole, the RAB members felt the new system was

addressing work order requests more efficiently. RAB members were invited to review the scripts prepared for the staff and answering service respondents.

Safety and Security. Concerns over fire alarms was expressed. At Scattered Sites, an alarm pulled at Startford Avenue over the past weekend had been answered by the Bridgeport Fire Department but they did not reset the alarm after the call because they did not have keys to the basement and access to the alarm box. No one from HACB maintenance had responded to RAB vice president Betty Cook's emergency work order phone call, although the call was made three days earlier. Mr. Calace explained that the weekend fire crews at the Greens seemed also to be unfamiliar with the protocol. Wardell Moore said he is working with maintenance staff to fine tune emergency procedures with providers, including fire, rescue and police. Complaints regarding a failure to respond or an inadequate response on the part of HACB staff should be linked to a work order number. Also, residents will speak with a staff member or, evenings and weekends, with an answering service attendant, who have been provided with scripts to identify with callers true emergencies and to outline the plan of response. With work order numbers linked to these calls, HACB can investigate the reasons for and the responsible parties to missed work order calls.

Maintenance Staff. Site Managers were rotated in February in an effort to evaluate performance and add fresh eyes to each development. Scattered Site president Geraldine McCallister reported that the change has been "excellent."

Staff Training. Managers and maintenance staff completed bedbug training, among other scheduled continuing education opportunities, including staff supervisor training, COS training, and resident relations training. Plans are also in the works to resuscitate relationship training between front-line staff and residents through HACB public affairs consultant Yvonne Davis.

Laundry Rooms. The demonstration laundry room project at Greene Homes has proven successful and HACB would like to replicate it throughout the Greene Homes buildings and foster it as well among the other developments, once laundry contracts run the courses of their contracts with outside vendors. Some "speed bumps" in the program were reported around machine breakdowns/repair cycles for machines under warranty. HACB is developing a reserve fund for replacement equipment. Ultimately, HACB would like to see

the laundry rooms be entirely Resident Operated Businesses, with profits used for tenant programs and purposes. Following the Greene ROB structure will likely be Forest Green, although the concept will require Board and HUD approval.

Television. Discussion of alternatives to standard cable service produced consensus around investigating sliding scale contracts with cable providers to see if cable services could, based on the number of resident subscribers, be purchased more reasonably than through individual resident contracts.

PT Barnum Water Park. RAB president Donna Fewell raised concern about the limited hours of the PT water park, suggesting that the water remain on until 7 or so each evening of the hot summer months so working parents can enjoy the facility with their children. Mr. Calace said he would be willing to work with the PT residents to outline a plan for the residents to operate the park.

ACOP. Changes to the ACOP made over the past year are, according to Mr. Calace, “minor . . . really clarifications of existing procedures,” including transfer policies, especially given the number of emergency transfers that are awarded. Mr. Calace stated that HACB “stands by our emergency transfer policy. We’re simply stating it more clearly in the ACOP.” In answer to a questions regarding Scattered Sites as a transfer preference, Mr. Calace explained that Scattered Sites is listed as a preference on the new application for housing, but few residents go straight to Scattered Sites, and even emergency transfers amount to only about 50% to Scattered Site units.

Park City Tour. The RAB was invited to tour The Eleanor and The Franklin, the two buildings that comprise the Former Park City Hospital, on Thursday, May 13 at 1pm.

Safety at Greene Homes. In response to recent incidents of shooting at the site, HACB has arranged quarterly meetings with the police. HACB Commissioner Shante Hanks plans to attend these meetings to raise concern about the violence and an apparent lack of access to police protection.

Resident Meetings

PMD and RS staff attended meetings with residents from each of the public housing developments, some in conjunction with regularly scheduled meetings, other in special meetings to discuss Planning concerns. Residents expressed their satisfaction with the various projects and site work implemented over the past year, made possible in large part by the ARRA formula and competitive funding received by HACB. These projects formed a nucleus of immediate conversation with the resident groups, especially with regard to immediate satisfaction with completed projects and in projecting and communicating start dates for obligated projects that are to be imminent. However, PDM noted with concern that many RS-related topics raised during annual planning meetings last year remained “unanswered” and this failure in communication, perhaps more than the issues raised themselves, fostered negative opinions among residents toward HACB. PSM and RS suggested that they would, if the resident committees would invite them, attend each of their scheduled meetings over the course of the year, make a list of immediate questions and concerns, and answer them before the next meeting so that the answers could be reviewed along with meeting minutes. Residents responded favorably to this plan and felt it might prove to be a first step in helping resident groups communicate the relevance and purpose of their organization among other residents, and might help to encourage more residents to attend what are across boards fairly poorly attended meetings. With more voices in the room, PMD, RS and the Resident Committees hope that more voices can be heard in each development and that these voices can more effectively inform HACB procedures and programs going forward.

May 5, 2010—Harborview Towers Resident Meeting

Meeting came to order at 5:20pm, and was convened by Harborview Resident President James Brown. PMD staff member Kate Kelly and Harborview site Manager Maria Rivera also attended.

Topics:

Parking Lot. Construction on the parking lot has been held in abeyance since the contractor failed to respond to a Notice to Proceed issued in March. Issues involving unapproved change orders, concern about the work already completed, and the schedule for remediating and completing the work are now being handled by HACB’s legal counsel. PMD will apprise residents when construction will resume. Meanwhile, the City of Bridgeport has continued to allow Harborview residents use their lot located cater-corner to the site.

PDM apologized on behalf of HACB for the protracted inconvenience and Mr. Brown graciously accepted, noting that, in the circumstances, it simply should be resolved before the end of the summer to eliminate issues with the poor weather in fall and winter.

Craft Sewing Group: Town Councilwoman Lydia Hernandez had proposed to PMD that the City fund a craft sewing group for Harboview residents. A handful of residents attending expressed interest and were asked to convene with PMD and the Site Manager to create a plan for such a group.

Windows. Installation of ARRA funded window replacements is scheduled to commence June 18, beginning with the replacement of common area windows, then moving on to individual resident unit windows.

Boilers. Boiler issues experience over the past winter should be obviated by the new, energy-efficient system installed and being fine-tuned at the time of this meeting.

Front Walk. Residents reported significant satisfaction with the new front walkway and the canopy over the walk. Issues about landscaping were raised, especially the placement of a bench along the Bowmanite path toward the driveway and a path cut through the garden area connecting the Bowmanite walk to the front sidewalk. PDM said they would look into the concerns and offer solutions to Mr. Brown to share with the group.

Refrigerators. Residents were apprised that they would be receiving new refrigerators in June or July as part of the EPC.

Park City. Residents were apprised that vacancies for elderly congregate and elderly units still existed at Park City, should they wish to apply.

July 7, 2010—Fireside Resident Meeting May 5, 2010

Meeting came to order at 12:45pm, and was convened by PMD staff member Kate Kelly and RS staff member Diedra Perry.

Topics:

Window Replacements. Concern was expressed over the fact that contractors were “rude” and that “nobody from housing was here to watch them.” Residents reported that they called their site manager to complain. PDM suggested that the construction project manager for the work would need to know their concerns but that these may or may not have filtered back. PDM, RS and residents determined that, in projects going forward, the HACB construction project manager contact information be supplied for questions, concerns, or complaints.

Work Order System. Residents offered many examples of problems dealing with the work order system, although many of the complaints recounted antedated the March institution of the new HACB system. This new approach was explained and the appropriate complaint process outlined. Many specific work order concerns were raised relative to the topic, as well as complaints regarding the responsiveness of the site manager’s office. Questions then were asked of the use of funds made at the site through the rental of the community space. RS staff member Diedra Perry indicated that, for example, proceeds were used to purchase the large television and sound system set up in the community room and to pay for transportation (or to subsidize transportation) for resident outings.

Painting. Residents expressed unanimous desire to have their units refreshed with a new coat of paint. Otherwise, residents expressed satisfaction with their units and only minor concerns about site staff, unit and site maintenance.

Unregistered Cars. Two residents noted that unlicensed, unregistered cars are parked at Fireside spots and at Forest Green. Residents reported that they had alerted site staff to the presences of these vehicles “weeks ago” but that they remain in place. Residents asked that the lots be patrolled and that unregistered vehicles be towed.

Extermination. Several residents described issues of infestation, particularly with ants and one with field mice. RS and PMD staff said they would inquire about extermination schedules as they did not know the status.

RAB Representation. Residents expressed their personal and collective feelings of loss with the death of Kathleen Vila last February. Some felt the loss was insurmountable, that no one like Kathleen could be found to lead the resident committee. Others were more engaged to find candidates for the September Resident elections.

July 8, 2010—C.F. Greene Resident Meeting

Meeting came to order at 6pm, and was convened by Resident President Betty King and Vice President Gaytoria. PMD staff member Kate Kelly and Site Manager Irma Ross attended for HACB.

Topics:

Safety. Shootings on the site were discussed, especially in light of an incident of gunshots just the night before, the daytime gunfire at the site with the past two weeks, and the murder on the site within the past month. Residents responded favorably to the security lighting installed in the past year but pointed out that, especially given recent events, the lighting itself is woefully insufficient. Residents recounted the containment of drug-related crime at the site when beat cops were dispatched to walk Green in the evenings and nights. These dispatches ended 2-3 years ago, by resident reports. Residents described how a “soft change” happens each day: HACB staff leaves at 5pm, drug dealers move into the stair halls around 7pm, and their customers follow. Many of these dealers and most of the customers are not Greene residents. Yet, when residents do call the police, there is usually no response—and seldom if ever any immediate response. Residents described the difficulty raising families in the circumstances. Greene residents in attendance expressed some hope that, with efforts by PMD and RS to attend meetings and answer questions each month, the resident committee could grow its numbers and create more of a grass roots response to the safety problem, which, in addition to the violence and drug sales, also involves drug users relieving themselves in the basement stair halls regularly, which presents a significant and chronic health hazard in and of itself.

Roof Replacement. Residents asked and were informed that the reroofing of all the buildings at the site was to be completed imminently, probably before the end of July,

weather permitting. Residents discussed the extreme inconvenience create by HACB's need to close parking lots as a safety and maintenance procedure during the construction project. Mrs. King suggested that residents hang on a few more weeks, that having the new roofs was worth the inconvenience caused over the few weeks necessary to complete the project.

Stair Refurbishment. PDM reported that work on the stairways in all five buildings would be commencing in the next few weeks. Residents wondered how this would affect the "shift change" concerns (described above under Safety) but expressed in the majority that access restored each evening shouldn't be nearly so inconvenient as the parking issues surrounding the roof replacements.

Site Work. Residents raised the question of site work, that they understood it had been budgeted for last year but that nothing was done to improved public space. PMD explained that some of the site work budget went into emergency stairway repairs and that there may be some balance—PDM would respond. The site work topic then was explored vis a vis the informal memorial erected on the playground in memory of the murdered resident . Apparently the tornado made a mess of the memorial but residents are afraid to pick up the pieces because they don't want to be seen dismantling it. The site manager said she would address the situation.

Drill Team. PDM asked about the drill team and residents offered mixed responses, though mostly favorable in describing this resident-initiated program for youth. Residents asked if more such programs could be created for residents, including such things as a water park (like the one at PT Barnum) and the renovation of the furnace building to create community space, especially since residents are no longer able to meet at Wheeler Clinic.

July 12 and 15, 2010—Scattered Sites I and II at Harborview Towers

Meetings came to order at 8:15am and 11am, respectively. Both were convened by PMD staff member Kate Kelly. RS staff member joined PDM for the July 15 meeting.

Topics:

Resident Involvement: Scattered Site Resident President Geraldine McCallister spoke at length during the July 12 meeting about the difficulty in getting SS residents to participate

in resident meetings. She believes that much of the concern is the mere fact of people living in various buildings all over town who, consequently, have different immediate housing concerns. Mrs. McCallister recommended creating building-specific resident groups for SS properties of 5 or more units and asked PSM to support this. She also asked for quicker response time in staging mailing for meetings and Scattered Site events. These topics were revisited at the July 15 meeting, where they were reinforced as a priority. The suggestion was made that the building-specific meetings be held quarterly. PDM and RS will support the resident leaders in creating these gatherings.

Work Orders. The majority of concerns expressed by SS residents involved maintenance and work orders. The new program was explained, as well as the reporting protocol should residents have an unsatisfactory experience. RS staff member suggested she come to the general SS meeting in August to describe the work order system and field questions and concerns then rather than at this planning-related session. Further concerns about maintenance were expressed, including not only the quality of the maintenance and repair work done, but also specifically of the “disrespectful” and “arrogant” behavior of some site maintenance staff.

July 15, 2010—Marina Village and PT Barnum at Harborview Towers

Meeting came to order at 11am, convened PMD staff member Kate Kelly and RS staff member Diedra Perry. Marina Village and PT Barnum residents joined the Scattered Site meeting because of scheduling difficulties, especially due to the construction project at the Gary Crooks center.

Topics:

Disability Committee. Marina Village Resident Committee President Denese Taylor-Moye asked what had become of an HACB Disability Committee, one that had consisted of HACB resident selection staff as well as resident advisors. Neither PMD or RS staff new about the committee but offered to find out. PDM did, however, describe HACB’s obligations under a Voluntary Compliance Agreement to retrofit and create new units that meet Section 504/UFAS standards.

Health and Safety. PT. Barnum Resident Committee President Donna Fewell said she is satisfied with the response made to date by HACB following the fatal fire at the site last November, given the circumstances and the need to foster resident responsibility in

observing fire safety regulations (i.e., not disabling some detectors or blocking points of egress). Denese Taylor-Moye expressed concern about ongoing issues with vermin at Marina. She also noted residents' concerns about the boarded up buildings at the site and the potential for vagrancy there, also the potential for illicit activity to thrive in their shadows.

Safety Committee. The discussion of site safety concerns segued into a question about the HACB Safety committee chaired by Rafael Villega and why no residents sit on that committee. The committee is a workplace safety committee designed to address OSHA concerns, so not one that would address topics of concern to residents. However, residents requested the PMD and RS look into a organizing with residents a committee to discuss and, with hope, offer solutions to myriad site-based safety concerns.

Resident Services. Denese Taylor-Moye lamented lack of funding for resident programs, especially programs for youth. She asked, too, about PDM or RS locating funding sources to support resident access to local swimming pools or other programs, especially with the absence of a spray park, such as the one at PT Barnum.

Stable Families Program. Denese Taylor-Moye expressed her dissatisfaction with a program "that only serves 30 or 40 residents." Ms. Moye suggested that HACB offer supportive services to all residents, not just a few.

July 15, 2010—Trumbull Gardens Resident Meeting

Meeting came to order at 5:30pm, convened by Resident Committee President Karen Bracey. Ms. Bracey allotted 15 minutes of the meeting for a discussion of the Annual Plan. Nevertheless, many themes of discontent and apathy regarding the housing authority and a need to inspire residents to attend the resident meeting were expressed. Consequently, the presentation from PMD concerned the plan to provide answers to immediate questions raised at resident meetings, provided HACB PMD and RS staff were welcome to attend as "flies on the wall." The idea was well received and suggested a first step in addressing the many safety and quality of life issues discussed over the course of the meeting. Attending from HACB were PDM staff and intern Kate Kelly and Dara Eskridge.

Topics:

Elevators in Buildings 10 and 11. Specifically regarding planning projects, residents asked about repairing/replacing the elevators in the tower buildings. PDM reported that these are (and have been) on the 5-Year Plan and were identified in the Physical Needs Assessment.

Dogs. Residents are concerned about unregistered dogs. They commended site manager Tracey Zennis for making solid efforts to track to the problem, but it nevertheless persists. PDM staff recounted the conversation regarding dogs that took place at the RAB meetings, especially that residents can and should be fined for violations.

Drugs. Concern was expressed about drug traffic in the development, especially the fear engendered by the dealers around reporting drug selling and use.

Maintenance. Water damage is reported in Building 11 along the linen closet walls on most floors, suggesting to the residents a roof leak or plumbing issue.

Evictions. Residents were urged by Ms. Bracey to support site manager Tracey Zennis in the investigation and eviction of residents harboring people in their premises who are neither guests nor on the lease. As with the substance abuse concerns, residents discussed a culture of fear at Trumbull Gardens, wherein people are afraid to make such reports.

PUBLIC HEARING

July 15, 2010

The Board of Commissioners of the Housing Authority of the City of Bridgeport held a public hearing on July 15, 2010 at 5:15 o'clock, p.m. in the Administrative Executive Office Conference Room, 150 Highland Avenue, in the City of Bridgeport, County of Fairfield, State of Connecticut.

Present: Jonas de Guzman, Assistant Director of Planning, Development and Modernization
Kate Kelly, Senior Project Manager

Mr. de Guzman stated that the Housing Authority of the City of Bridgeport is developing its approved 2010 – 2015 Agency Plan in compliance with the Quality Housing and Work Responsibility Act of 1998. A draft Plan is available for review at the Housing Authority's administrative offices, 150 Highland Avenue, Bridgeport, CT 06604 between the hours of 9:00 a.m. – 5:00 p.m., Monday – Friday. A public hearing is scheduled for Thursday, July 15, 2010, at 5:00 p.m. at the Housing Authority's administrative conference room, 150 Highland Avenue, Bridgeport, CT 06604. At this time the public is invited to attend or submit written comments on the Plan on or before July 15, 2010. The Authority reserves the right to make changes to the document in order to render it dramatically correct and bring it into compliance with any and all applicable laws and regulations and is responsible to public comment. The document may also be reviewed through the Authority's website at: www.bridgeporthousing.org.

Ms. Kelly stated that the Agency Plan for the fiscal year starting October, 2010, has not changed appreciably since last year. The following Plan elements have been revised since the last Annual Plan submission:

1. Aspects of the eligibility selection and Admission's Policy, as requested in the ACOP (Admissions & Continued Occupancy Policy); and
2. Financial resources which bear annually; and
3. Rent-determination policies, also reflected in the ACOP; and
4. Operations and management, ACOP; and
5. Designated housing for elderly and disabled families remains the same as last year, but BHA is carrying it again because the occupancy of Park City Hospital, which is now The Eleanor and The Franklin, designated elderly and disabled respectively, will commence next month; and
6. The Authority's pet policies and Asset Management are outlined in the new lease which was appended to and approved as part of the 2009 Plan.

Mr. de Guzman stated that concerning the BHA's Capital Fund Program Annual and Five Year Plan 2010, the majority of the projects will continue to receive funding for site and dwelling improvements. The majority of the funds will be going towards Scattered Sites for various roof replacements and gutters and downspout replacements

as well as the roof replacement at Harborview Towers. Provisions are also in place for grounds improvements at different locations; i.e. Fireside Apartments, Trumbull Gardens, Marina Village, P.T. Barnum Apartments and Charles F. Greene Homes. BHA is also setting aside funds for the Capital financing program which will be used for the voluntary compliance agreement construction project for the retro-fit of 504 units.

Mr. de Guzman continued to say that the housing replacement factor has been allocated towards the repayment of Fannie Mae Bank of America loan which was used to develop Yaremich Drive; that essentially is the Annual Plan for 2010. BHA is following the recommendations provided by the physical needs assessment for the Five Year Plan; BHA is in the year two –three analysis. Funds will be available for all the sites based on the physical needs assessment.

Ms. Kelly stated that attached to this report are the transcripts of meetings with residents and the RAB (Resident Advisory Board) at each of the site meetings. There are some minor alterations in the way BHA meets with the RAB. The Planning Department will attempt to meet every month with each of the resident meetings at the separate sites to increase the understanding of the specific site's needs and answer and address communication more rapidly than what has occurred in the past.

PUBLIC COMMENT

No one made a comment at this time.

ATTEST: _____
Secretary

HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT

DWELLING LEASE

Section 1. PARTIES, DWELLING UNIT AND LEASING CLAUSE

A. Parties and Dwelling Unit

This Lease agreement executed between the Housing Authority of the City of BRIDGEPORT (hereinafter referred to as the "Housing Authority") and _____ (Hereinafter referred to as "Tenant(s)") becomes effective as of this date, _____, _____.

The Housing Authority, relying upon the representations of Tenant as to Tenant Income, household composition and housing needs, leases to Tenant, upon the terms and conditions stated in this lease, the dwelling unit known as _____ (unit number) located at _____ (Address), in the complex known as _____. (Hereinafter referred to as the "Dwelling Unit")

B. Household Composition

The following persons may live in the Dwelling Unit so long as at least one of the individuals actually signing the lease continuously occupies the Dwelling Unit. (Each household member must be listed by age, oldest to youngest. All members of the household over the age of 18 shall sign the lease).

Name	DOB	Sex	Relationship
			(Head)

C. Right to Use and Occupy

The Tenant and members of household shall have the right to exclusive use of the Dwelling Unit for residency, as well as, any additions to the household (except natural births) including foster children will require the advance written approval of the Housing Authority. Such approval will be granted only if the new household members pass the Housing Authority's screening criteria and an appropriately sized unit is available.

The Tenant shall wait for the Housing Authority's approval **BEFORE** allowing additional persons to move into the Dwelling Unit. Unauthorized occupancy by any person not listed above is a serious violation of the material terms of the Lease, for which the Housing Authority may terminate the Lease in accordance with Section 7.

Tenant must report to the Housing Authority in writing removal of any household members named on the Lease from the Dwelling Unit within ten (10) days of their removal.

The members of the household shall comply with all obligations contained herein and all rules and regulations concerning use of the Dwelling Unit by the household, guests, or visitors and must ensure that guests and visitors comply with the same. These rules are posted in the Site Management office and are incorporated herein by reference. "Guest" means a person in the Leased Dwelling Unit with the consent of any household member. Prior to any guest remaining in the Dwelling Unit for longer than 7 days the leaseholder must obtain written approval from their site manager. A guest may not remain in the dwelling unit more than 15 days during any calendar year.

Only members of the household listed on the lease may receive mail at unit address. The Tenant household will assure that no other person uses Tenant's address or receives mail at Tenant's address. Persons who are not on the lease and who are receiving mail at the tenant's address are considered illegal occupants which is grounds for termination of the lease.

D. Ability to Comply with Lease Terms

A disabled person shall for all purposes under this Lease be provided reasonable accommodation for said disability. This paragraph shall constitute notice, as required by 24 C.F.R. § 966.7(b) that the Tenant may at any time during the term hereof or any renewal, request reasonable accommodation of a disability of a household member, including reasonable accommodation so that the Tenant can meet Lease requirements or other requirements of tenancy.

E. Term

The initial term of this Lease shall begin on _____ and shall have a twelve-month term and shall terminate at midnight on the last day of the twelfth month after the effective date and shall automatically renew thereafter, unless otherwise terminated, for terms of 12 months, each 12-month term terminating at midnight on the last day of the 12-month period. Housing Authority may terminate this Lease at any time in accordance with Section 7 of this Lease. If this Lease is not

terminated by either party in accordance with Section 7 hereof, it shall automatically renew for successive terms of twelve months on the terms and conditions stated herein, provided, however, that this Lease may not be renewed if Tenant or any member of Tenant's household fails to perform its community service requirements or participate in an economic self-sufficiency program pursuant to U.S. Department of Housing and Urban Development requirements as set forth in attached Addendum A.

F. Tenant Certifications

By signing this Lease, the Tenant certifies that:

1. The Tenant and other members of the household have not committed any fraud in connection with any federal housing assistance program, unless any such fraud was fully disclosed to the Housing Authority before execution of the Lease or before Housing Authority approval for occupancy of the unit by the household member.

2. **All information or documentation submitted by the Tenant and other members of the household to the Housing Authority in connection with any Federal housing assistance program (before and during the Lease term) are true and complete to the best of the tenant's knowledge and belief.**

Section 2. RENT AND REDETERMINATION OF RENT

A. Rent

Check one:

- The rent is based on the Authority-determined flat rent for this unit.
 This rent is income based.

The Housing Authority shall determine Tenant rent in accordance with regulations and requirements of the U.S. Department of Housing and Urban Development (hereinafter referred to as 'HUD'), and Housing Authority policies. The Tenant agrees to pay rent of \$_____ per month, less utility allowance of \$ _____ where applicable for a total monthly amount to be paid by the tenant of \$_____ unless and until the amount of rent is changed according to the provisions of Section 2. B. of this Lease. The Housing Authority will not accept cash. The Housing Authority will accept personal checks, money orders, bank checks, and ACH withdrawals. All rent is DUE and PAYABLE on the first day of each month and shall be considered delinquent after the tenth day of the month. All rent and other charges are due and payable by mail to BHA at PO BOX 55918, Boston, MA, 02205-5918. The Tenant must pay the full amount of rent and other charges. Even if the Housing Authority accepts a partial rent payment, the Housing Authority may still evict Tenants and Tenant's household in accordance with this Lease.

B. Redetermination of Rent

As often as requested by the Housing Authority, and not less than once each year, the Tenant shall furnish accurate information and certifications to the Housing Authority regarding family composition, age of household members, income and source of income of all household members, assets, and related information necessary for the Housing Authority to make determinations with respect to rent, eligibility, annual income, adjusted income and the appropriateness of dwelling size. Failure to supply such information when requested is a serious violation of the terms of the Lease and may result in termination of this Lease.

The Tenant agrees to comply with the Housing Authority requests for verifications by signing releases for third party sources, presenting documents for review, or providing other suitable forms of verification. Regular rental reexaminations shall be made once each year. Families on flat-based rent shall complete income verification once every three years unless the site is notified prior to the three year period of any changes to income.

When the Housing Authority makes any change in the amount of Tenant rent, the Housing Authority shall give written notice of the change to the Tenant. The notice shall state the new rent and the date from which the new rent is applicable. The notice shall also state that Tenant may ask for an explanation of how the amount is computed by the Housing Authority. If Tenant asks for an explanation, the Housing Authority shall respond in a reasonable time.

Tenant's dwelling unit and rent as determined or redetermined herein will remain in effect for the period between annual reexaminations UNLESS during such period:

- (1) A person with income joins the household.
- (2) Tenant can verify a change in circumstances (such as a decline in income or change in family composition) which would justify a reduction in rent, except that rent shall not be reduced because a Tenant's TANF grant is reduced as a result of the Tenant committing fraud or failing to comply with a welfare department's economic self-sufficiency requirement.
- (3) Tenant's anticipated annual income increases, which would justify an increase in the rent.
- (4) The Housing Authority discovers that the Tenant has misrepresented the facts upon which the Tenant's rent is based, so that the rent the Tenant is paying is less than the Tenant should have been charged. If this occurs, an increase in rent will be made retroactive, due and payable within thirty (30) days from date of notice of the increase, in addition to such retroactive increase. A willful misrepresentation of such facts upon which the Tenant's rent is based is a serious violation of the material terms of the Lease, and is grounds for Lease termination.

- (5) Rent formulas or procedures are changed in accordance with Federal law or regulation.

C. Reporting Requirements.

A Tenant must report all changes in family income in writing within ten (10) days of the occurrence. Any rent decrease as a result of decrease in income will be adjusted effective the first day of the month following notification. Any rent increase as a result of increase in income will be effective the first day of the second month following notification. Failure to report within ten (10) days will result in a retroactive charge back to the date of occurrence.

All changes in household composition must be reported in writing to the Site Manager within ten (10) days of the occurrence. Failure to report within ten (10) days may result in a retroactive rent charge.

This Lease will NOT be revised to permit a change in household composition resulting from a request to allow adult children to move into the unit unless it is determined that the move is essential for the mental or physical health of Tenant AND it does not disqualify the household for the size of unit it is currently occupying. Additionally, all adults proposed to be added to the Lease must be qualified for public housing as determined by the Housing Authority's screening process.

When the Housing Authority redetermines the amount of rent payable by the Tenant or determines that the Tenant must transfer to another unit based on family composition, the Housing Authority shall notify the Tenant that the Tenant may ask for an explanation stating the specific grounds of the Housing Authority's determination, and that if the Tenant does not agree with the determination, the Tenant shall have the right to request a hearing under the Housing Authority's grievance procedure.

Section 3. PAYMENTS IN ADDITION TO RENT

A. Security Deposit

The Tenant agrees to pay \$_____ as a security deposit, to be used by the Housing Authority at the termination of this Lease for reimbursement of the cost of repairing any intentional or negligent damages, except for normal wear and tear, to the Dwelling Unit or the development caused by the Tenant, his/her household or guests, and any rent or other charges owed by the Tenant. Payment of the security deposit must be made prior to Tenant taking occupancy of the Dwelling Unit. We will credit your account with interest on your security deposit once each year, in accordance with the provisions and limitations of State Law. Upon termination of the Lease or surrender and acceptance of the Dwelling Unit, whichever occurs last, the Housing Authority shall account to the Tenant for the security deposit in accordance with the Connecticut General Statutes. The Tenant shall furnish the Housing Authority with a forwarding address for mailing of the security deposit in writing.

B. Pet Deposit

In accordance with the Pet procedure in Section 8 of this Lease, the Tenant agrees to pay \$_____ as a pet deposit, to be used by the Housing Authority at the termination of this Lease for reimbursement of the cost of any damages caused by the pet. The deposit will be returned in full when the Tenant vacates the unit if the pet did no damage to the Dwelling Unit.

C. Utilities

At no cost to the Tenant beyond the monthly rent specified above, the Housing Authority agrees to furnish reasonable amounts of running water, sewer service and trash collection.

If the Dwelling Unit does not have separately metered gas and electricity, the Housing Authority agrees to furnish gas and electricity. If the Dwelling Unit has individual meters for gas and electricity, the Tenant shall pay all charges for gas and electricity above the allowance set forth in the schedule of utilities, which is applicable to the development and unit size. The schedule of utilities may change from time to time, as a result of increases or decreases in actual utility costs, or as a result of changes in the applicable rules and regulations of HUD pertaining to the payment and collection of utility costs. The Housing Authority will not provide utility reimbursement for flat-based rent households.

The Housing Authority will not be liable for the failure to furnish utilities for any reason or cause whatsoever beyond its control. The failure of a Tenant to pay utility bills when due and to maintain the utility in the head of household or co-head of household's name is a serious violation of this Lease and are grounds for termination of the Lease. Tenant agrees not to waste any utilities provided by Housing Authority and to comply with all applicable laws, regulations, or guidelines of any governmental entity regulating utilities or fuels. Charges for excess consumption of utilities shall be due and payable to the Housing Authority two (2) weeks after the Housing Authority gives Tenant written notice of the charges.

The Tenant agrees not to install any major appliance for which the utility source is metered or paid for by the Housing Authority without written approval, including but not limited to a second refrigerator or freezer.

If a Tenant has a room air-conditioner located in units where the Housing Authority pays the utilities, the Housing Authority shall charge a monthly utility fee for that air conditioner. Tenant shall pay the utility fee each month with the rent. Tenant shall pay the utility fee for the air conditioner from May through September. The Housing Authority may change the fee with a 30-day notice to the Tenant.

Tenants with disabilities may be entitled to an adjusted utility allowance or may not be charged for the use of certain resident supplied equipment if there is a verified medical need for special equipment due to their disability.

D. Maintenance

The Tenant shall pay reasonable charges for the repair of damages (other than normal wear and tear) to the Dwelling Unit, development, buildings, facilities, or common areas caused by the Tenant, his/her household members or by their guests. Charges shall be in accordance with the schedule of standard resident charges posted in the management offices or, for work that is not listed on the schedule of standard resident charges, charges will be based on the actual cost to the Housing Authority for the labor and materials needed to complete the work. These charges are incorporated herein by reference. Such charges shall be due and payable to the Housing Authority thirty (30) days after the Housing Authority gives written notice of the charges.

E. Late Charges

If any charges under this Lease (including any portion thereof) are not paid within ten (10) days of the date due, the Tenant shall pay a late charge of **\$25.00**. Such charge shall be due and payable to the Housing Authority before the end of the month after the Housing Authority gives written notice of the charges. This late charge is in addition to the possible remedy of Lease termination and eviction for such late payment. The Housing Authority may change such late charges at any time by posting a new schedule of late charges in the Management office, and such new charges shall be effective thirty (30) days after the Housing Authority gives written notice of the charges.

F. Other Charges

In addition to the charges referred to in paragraphs 3.A., 3B., 3.C., 3.D and 3.E. above, the Housing Authority will charge the Tenant for the actual cost of bank fees charged by its bank for a dishonored check, for actual court costs incurred by the Housing Authority in any judicial eviction procedure brought against the Tenant, for all collection agency fees the Housing Authority is charged in the event your account is sent to a collection agency and any other resident charges imposed by the Housing Authority against the Tenant in accordance with the schedule of standard resident charges posted in the management offices, which are incorporated herein by reference including but not limited to, reasonable attorney fees in the event the Housing Authority must pursue court proceedings to enforce the lease. Such charges shall be due and payable to the Housing Authority within two (2) weeks after the Housing Authority gives written notice of the charges.

Section 4. OTHER OBLIGATIONS**A. Services and Equipment**

The Housing Authority shall furnish the following services and equipment to each dwelling unit: Stove, refrigerator, trash removal, and pest control.

The appliances supplied with this unit shall be the sole responsibility of the Tenant. Any breakdown of these appliances shall be reported directly to the Maintenance Department. Any cost of repairs will be the sole responsibility of the Tenant and charges shall be applied. If the appliances cannot be repaired, through no fault of the Tenant, then the Housing Authority will remove and replace the appliance.

B. Housing Authority's Obligations

The Housing Authority:

- (1) Shall provide services and maintenance for the Dwelling Unit, equipment, appliances, buildings, facilities and for the common areas, which are needed to keep the housing in decent, safe and sanitary condition.
- (2) Shall comply with the requirements of applicable building codes, housing codes and HUD regulations materially affecting the health or safety of the tenants.
- (3) Shall maintain in good and safe working order and condition the electrical, plumbing, sanitary, heating, ventilating, other facilities and appliances, including elevators, supplied or required to be supplied by the Housing Authority.
- (4) Shall provide snow removal for the entryways, including front and rear entryways,, sidewalks and parking lots of the following sites: Trumbull Gardens, Marina Village, PT Barnum, Harborview Towers, Charles F. Greene Homes, Fireside Apartments and all three or more family sites.

Tenants residing in Scattered Sites please refer to attached Rules and Regulations to determine which sites are responsible for their own snow removal.
- (5) Shall provide and maintain appropriate receptacles and facilities (except containers for the exclusive use of an individual Tenant family) for the deposit of ashes, garbage, rubbish and other waste removed from the Dwelling Unit by the Tenant.
- (6) Shall supply running water, reasonable amounts of hot water and reasonable amounts of heat at appropriate times of the year (according to local custom and usage) except where the building that includes the Dwelling Unit is not required by law to be equipped for that purpose, or where heat or hot water is generated by an installation within the exclusive control of the Tenant or supplied by a direct utility connection.
- (7) Shall offer the Tenant a replacement Dwelling Unit if available, if the condition of the Dwelling Unit is hazardous to the health or safety of the occupants, and the condition cannot be corrected within a reasonable time.
- (8) Shall give the Tenant reasonable notice of what certification, release, information or documentation must be supplied to the Housing Authority and of the time by which any such item must be supplied.

- (9) Shall notify the Tenant of the specific grounds for any proposed adverse action by the Housing Authority. When the Housing Authority is required to afford the Tenant the opportunity for a hearing under the Housing Authority Grievance Procedure: (a) The notice of proposed adverse action shall inform the Tenant of the right to request such hearing. In the case of a Lease termination, a notice of Lease termination in accordance with Section 7 of this Lease, shall constitute adequate notice of proposed adverse action; (b) in the case of a proposed adverse action other than a proposed Lease termination, the Housing Authority shall not take the proposed action until the time for the Tenant to request a grievance hearing has expired, and (if a hearing was timely requested by the Tenant) the grievance process has been completed.

C. Tenant's Obligations

The Tenant and the members of the household:

- (1) Shall use the Dwelling Unit solely as a private residence for the Tenant and Tenant's household as set forth in Section 1, and as the Tenant's only place of residence and not to use or permit its use for any other purpose. This provision does not exclude the care of foster children or live-in care of a member of Tenant's household provided the accommodation of such persons conform to the Housing Authority's occupancy standards, and so long as the Housing Authority has granted prior written approval for the foster child or live-in aide to reside in the unit.
- (2) Shall not use the Dwelling Unit for legal profit making activities without the prior written consent of the Housing Authority.
- (3) Shall not sublease or assign the Lease, or provide accommodations for boarders or lodgers.
- (4) Shall give prompt prior notice to the Housing Authority of any absence from the dwelling unit which exceeds fourteen (14) days. Any absence in excess of thirty (30) days will be considered an abandonment of the unit.
- (5) Shall comply with all obligations imposed upon Tenants by applicable provisions of state and local building or housing codes, materially affecting health and /or safety.
- (6) Shall supply all certification, release, information or documentation which the Housing Authority or HUD determines to be necessary, including submissions required by the Housing Authority for an annual re- examination or interim reexamination of family income and composition in accordance with HUD requirements.
- (7) Shall act and cause household members, guests or persons allowed on the premises by Tenant or household members to act in a manner that will:
- a) Not disturb other tenants' peaceful enjoyment of their accommodations; and b) Be conducive to maintaining all Housing Authority projects in a decent, safe and sanitary condition.
- (8) Shall not damage, destroy, deface or remove any part of the Dwelling Unit or project, and shall prevent such damage or destruction by guest, visitors or other persons under control of Tenant or household members.
- (9) Shall assure that the Tenant, any member of the household, a guest, or another person allowed on the premises by Tenant, shall not engage in:
- (a) Any criminal activity wherever it occurs, that threatens the health, safety or right to peaceful enjoyment of the Housing Authority's public housing premises by other tenants or employees of the Housing Authority.
- (b) Any drug- related criminal activity **on or off** the premises.

"Any criminal activity in violation of the preceding sentence shall be cause for termination of tenancy, and for eviction from the Dwelling Unit. The term "drug related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use, of a controlled substance as defined in section 102 of the Controlled Substances Act"

- (c) Alcohol abuse that the Housing Authority determines interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents.
- (10) Shall assure that the Tenant, any member of the household, a guest, or another person allowed on the premises by Tenant, shall not possess, display, or use, any gun, firearms (operable or inoperable), automatic weapons, knives, BB guns, pellet guns, slingshots, bows and arrows, pepper gas or tear gas, blackjacks, nunchaku, stunguns, explosive devices or any dangerous weapons on Housing Authority property, in a manner which threatens the life, safety, well-being or peace of other persons on, off or near Housing Authority property.
- (11) Shall comply with necessary and reasonable regulations created by the Housing Authority for the benefit and well being of the housing project and the Tenants. These

regulations are posted in a conspicuous manner in the project office and incorporated by references in this Lease. Violation of such regulations constitutes a violation of the Lease. In the event of a conflict between any such regulations and any provision of this Lease, the provision of the Lease shall govern.

- (12) Shall not consume alcoholic beverages in the common areas of the development.
- (13) Shall not commit any fraud in connection with any federal housing assistance program.
- (14) Shall not receive assistance for occupancy of any other unit assisted under any federal housing assistance program during the term of the Lease.
- (15) Shall keep the Dwelling Unit and such other areas as may be assigned to Tenant for the Tenants exclusive use in a clean, safe and sanitary condition. The Tenant shall keep the sidewalk around the Dwelling Unit, including front and rear entrances, free from snow, ice, dirt and litter.

Those Tenants residing in single family homes and duplexes within scattered sites shall keep the lawn around the Dwelling Unit free of debris and litter, and mowed at all times necessary. Those tenants residing in single family homes and duplexes within scattered sites are responsible for their own snow removal. Exceptions to this requirement may be made for Tenants who are unable to perform such tasks because of age or disability or if there are no household members able to perform such tasks.

- (16) Shall use reasonable care to keep his/her Dwelling Unit in such condition as to ensure proper health and sanitation standards for Tenant, household members and neighbors. The Tenant shall notify the Housing Authority promptly of known need for repairs to his/her dwelling unit, and of known unsafe or unsanitary conditions in the dwelling unit or in common areas and grounds of the site. Tenant's failure to report the need for repairs in a timely manner shall be considered to contribute to any damage that occurs.
- (17) Shall dispose of all ashes, garbage, rubbish and other waste from the Dwelling Unit in a safe and sanitary manner in the receptacle provided and shall refrain from and cause members of Tenant's household or guests to refrain from littering or leaving trash and debris in common areas.
- (18) Shall use all electrical, plumbing, sanitary, heating, ventilating, air conditioning, and other facilities and appliances, including elevators in a reasonable manner.
- (19) **Shall pay charges (other than for normal wear and tear) for the repair of damages of the premises, site buildings, facilities or common areas caused by Tenant, Tenant's household members or guests, or by Tenant's failure to report needed repairs. Any damage to the Dwelling Unit which is not described in the written report of inspection prior to Tenant's occupancy will be presumed to have been caused by Tenant.**
- (20) Shall refrain from and cause members of Tenant's household, guests or persons allowed on the premises by Tenant or household members from keeping, maintaining, harboring, or boarding any animal(s) or common household pet(s) in the dwelling unit, or on any other Housing Authority property, except as set forth in the Pet Policy under Section 8 of this lease. The violation of these policies may be grounds for removal of the animal or termination of the lease.
- (21) Shall remove from Housing Authority property any vehicles without valid registration and inspection stickers and shall refrain from parking any vehicles in any right of way or fire lane designated and marked by the Housing Authority. Any inoperable or unlicensed vehicle as described above will be removed from the Housing Authority property at Tenant's expense.

All Tenants are responsible for registering with the site office any authorized vehicle of the household. Any unauthorized or guest vehicles parked in a Housing Authority parking space will be removed at the Tenant's expense.

Shall refrain from driving ATV's, motorcycles, mopeds, quads or dirtbikes on the sidewalks or entrances throughout the Housing Authorities properties.

- (22) Shall remove all personal property left on Housing Authority property when Tenant leaves, abandons, or surrender the Dwelling Unit. Property left for more than thirty (30) days shall be considered abandoned and will be disposed of by the Housing Authority. Costs for disposal shall be assessed against the former Tenant.
- (23) Shall act in a cooperative manner with neighbors and Housing Authority staff. Tenant shall refrain from and cause members of Tenant's household or guests or another person allowed on the premises by Tenant to refrain from acting or speaking in an abusive or threatening manner toward neighbors and/or Housing Authority staff.
- (24) Shall take reasonable precautions to prevent fires and to refrain from storing or keeping flammable materials upon the premises, including but not limited to natural gas canisters and gasoline storage containers.

- (25) Shall avoid obstructing sidewalks, areaways, passages, elevators, or stairs, and to avoid using these for the purposes other than going in and out of the Dwelling Unit.
- (26) Shall not make any changes, additions, repairs or alterations to the Dwelling Unit or to the equipment /appliances, including but limited to the installation of satellite dishes, washers, dryers without the prior written consent of the Housing Authority. Any changes, additions, repairs or alterations, whether or not consented to by the Housing Authority, shall become the property of the Housing Authority at its election. At the option of the Housing Authority, exercised at the time this Lease is terminated or the Tenant vacates the Dwelling Unit, whichever comes later, the Housing Authority may require the Tenant to remove any changes, additions, or alterations to the Dwelling Unit and restore the Dwelling Unit to its former condition. If the Tenant fails to do so, the Housing Authority may restore the Dwelling Unit to its former condition and charge the Tenant for such repairs.
- (27) Shall move from the Dwelling Unit in the following circumstances:
- (a) The Housing Authority determines the household is residing in a unit which is larger or smaller than appropriate for the household size and composition under the Housing Authority unit size standards; or determines that the character of the unit is otherwise inappropriate for the household size and composition (such as a unit modified for use or accessibility by handicapped, which is currently occupied by a household whose members are not handicapped, or is a unit which requires Tenant seasonal maintenance and the household is unable to perform such maintenance), or determines that the unit requires substantial repairs, is scheduled for modernization, or is not in decent, safe and sanitary condition and the Housing Authority offers the Tenant another public housing dwelling unit.
- The public housing dwelling unit shall be decent, safe and sanitary and of appropriate size under the Housing Authority unit size standards. If a Tenant makes a written request for special unit features in support of a documented disability handicap, the Housing Authority shall have the choice to modify Tenant's existing Dwelling Unit or transfer Tenant to another unit with the features requested.
- (b) In the case of involuntary transfers, Tenant shall be required to move into the dwelling unit made available by the Housing Authority. The Tenant shall be given fifteen (15) days time in which to move following delivery of a transfer notice. If the Tenant refuses to move the Authority may terminate the Lease.
- (c) If the Dwelling Unit is hazardous to the health or safety of the tenants. In accordance with section 5.C., the Housing Authority must offer the Tenant a replacement Dwelling Unit If available.
- (28) Shall refrain from having or using any type of swimming pools on Housing Authority property.
- (29) **The use of cooking and heating devices is prohibited for other than the two family dwellings, no Hibachi, gas fired grill, charcoal grill or other similar devices used for cooking, heating or any other purpose, shall be used or kindled on any balcony or under any overhang portion or within 10 feet of any structure except for those sites with designated grilling areas.**
- (30) Shall perform community service or participate in an economic self-sufficiency program as set forth in Addendum A.

Section 5: INSPECTIONS, ENTRY, AND HAZARDOUS DEFECTS

A. Pre-Occupancy and Post-Termination Inspections

(1) Move-in Inspection: The Housing Authority and Tenant shall inspect the Dwelling Unit prior to occupancy. The Housing Authority will give the Tenant a written Unit Inspection Report of the condition of the Dwelling Unit, both inside and outside, and note any equipment provided with the Dwelling Unit. The Housing Authority and Tenant shall sign the statement and a copy of the Report shall be retained in Tenant's file.

(2) Move-Out Inspection: The Housing Authority will inspect the Dwelling Unit at the time Tenant vacates and will give the Tenant a written statement of the charges, if any, for which Tenant is responsible. Tenant and/or representative may join in such inspection unless Tenant vacates without notice to the Housing Authority.

B. Entry of Dwelling Unit During Tenancy

The Housing Authority shall be permitted to enter the dwelling unit during reasonable hours for the purpose of performing routine annual inspections, (done by the Housing Authority, HUD, and or it's representatives), maintenance, conducting improvements or performing repairs, or to show the Dwelling Unit for re-lease. The Housing Authority shall give the Tenant 48 hours written notice that the Housing Authority intends to enter the unit for annual inspections. The Housing Authority may enter only at reasonable times. The Tenant shall allow the Housing Authority to enter the unit in accordance with the Lease.

If the Housing Authority has reasonable cause to believe that there is an emergency, the Housing Authority may enter the Dwelling Unit at any time without advance notice to the Tenant and without consent of the Tenant. In the event that the Tenant or all adult members of dwelling unit are

absent from the unit at the time of entry, the Housing Authority shall leave a written statement specifying the date, time and purpose of the entry prior to leaving the dwelling unit.

C. Defects Hazardous to Life, Health, or Safety

In the event that the Dwelling Unit is damaged to the extent that conditions are created which are hazardous to life, health, or safety of the tenants:

(1) The Tenant shall immediately notify management of the damage;

(2) The Housing Authority shall offer standard reasonable alternative accommodations, if available, in circumstances where necessary repairs cannot be made within a reasonable time. The Tenant shall accept any replacement unit offered by the Housing Authority. If the Tenant is not responsible for creating hazardous condition the Housing Authority shall abate rent proportionate to the seriousness of the damage and loss in value as a Dwelling Unit in the event repairs are not made in accordance with this or alternative accommodations are not provided in accordance with this section. Except that no abatement of rent shall occur if the Tenant rejects the alternative accommodations or if the damage was caused by Tenant, household members or their guests.

(3) If Tenant refuses alternative accommodations, this Lease shall be terminated.

(4) The Housing Authority recommends that the Tenant invests in renters insurance for their personal belongings located within the unit.

Section 6. HOUSEKEEPING STANDARDS

In an effort to improve the livability and conditions of the Dwelling Units owned and managed by the Housing Authority, uniform standards for resident housekeeping have been developed for all Tenant families.

A. Housing Authority Responsibility: The standards that follow will be applied firmly, fairly and uniformly to all Tenants. The Housing Authority will inspect each unit at minimum annually, to determine compliance with the standards. Upon completion of an inspection the Housing Authority will notify Tenant in writing if he/she fails to comply with the standards. The Housing Authority will advise Tenant of specific correction(s) required to establish compliance. Within a reasonable period of time, the Housing Authority will schedule a second inspection. Failure of a second Inspection will constitute a violation of the Lease terms and may result in Lease termination.

B. Tenant Responsibility: Tenant is required to abide by standards set below. **Failure to abide by the Housekeeping Standards which results in the creation or maintenance of a threat to the health or safety is a serious violation of the Lease terms and may result in eviction.**

C. Housekeeping Standards: Inside the Dwelling Unit

Living Room:

1. Walls should be clean, free of dirt, mold, ink, spray paint, grease, holes, and cobwebs.
2. Floors: should be clean, clear, dry and free of hazards
3. Ceilings should be clean and free of mold.
4. Windows: should be clean and not nailed shut. Shades or blinds should be intact.
5. Woodwork: should be clean and free of dust.
6. Doors: should be clean and locks should work.
7. Heating units: should be dusted and access uncluttered.
8. Trash: shall be disposed of properly and not left in the unit.
9. Entire unit should be free of rodent or insect infestation.

Kitchen: --

1. Stove: should be clean and free of food and grease.
2. Refrigerator: should be clean. Stove, Refrigerator and Freezer door should close properly
3. Cabinets: should be clean and neat. Cabinet surfaces and countertops should be free of grease and spilled food.
4. Exhaust Fan: should be free of grease and dust.
5. Sink: should be clean, free of grease and garbage.
6. Food storage areas: should be neat and clean free of spilled food.

7. Trash/garbage: should be stored in a covered container until removed to the disposal area.

Bathroom--

1. Toilet and tank: should be clean and odor free.
2. Tub and shower: should be clean and free of excessive mildew and mold. Where applicable, shower curtains should be in place inside the tub and of adequate length.
3. Exhaust fans: should work and be free of dust.
4. Floor should be clean and dry.

Storage Areas--

1. Should be neat, clean and free of hazards. No highly flammable materials should be stored in the unit, including but not limited to any gas operated vehicles.

D. Housekeeping Standards: Outside the Dwelling Unit

The following standards apply to family and scattered site developments only; some standards apply only when the area noted is for the exclusive use of Tenant:

1. Yards and Parking lots: should be free of debris, trash, and abandoned cars. Exterior walls should be free of graffiti.
2. Porches (front and rear): Should be clean and free of hazards. Any items stored on the porch shall not impede access to the unit.
3. Steps and sidewalks (front and rear): should be clean, and free of hazards.
4. Storm doors where applicable: should be clean, with glass or screens intact.
5. Hallways and Stairwells: should be clean and free of hazards.
6. Laundry areas: should be clean and neat. Remove lint from dryers after use.
7. Utility room: should be free of debris, motor vehicle pans, and flammable materials.

Section 7. TERMINATION OF LEASE, NOTICE AND GRIEVANCE PROCEDURES

In terminating the Lease, the following procedures shall be followed by the Housing Authority and Tenant.

A. Termination of Lease by Housing Authority

Either of the following types of criminal activity by the Tenant, any member of the household, their guest, or another person allowed on the premises by Tenant, shall be cause for termination of tenancy:

- (1) Any criminal activity, wherever it occurs, that threatens the health, safety or right to peaceful enjoyment of the Housing Authority's public housing development by other Tenants or employees of the Housing.
- (2) Any drug-related criminal activity on or off such premises.
- (3) The Housing Authority may terminate the Lease for the foregoing reasons whether or not there has been criminal charge or conviction.

In addition to criminal activity as defined in the immediately preceding paragraphs, the Housing Authority may terminate this Lease or refuse to renew this Lease for serious or repeated violations of material terms of the Lease.

Such serious or repeated violation of terms shall include, but not be limited to:

- Failure to pay rent or other charges when due.
- Repeated late payment, which shall be defined as failure to pay the amount of rent or other charges due by the tenth working day of the month, repeated bounced checks, and or repeated insufficient automatic payments. Three (3) such late payments within a twelve (12) month period shall constitute chronic rent delinquency.
- Misrepresentation of household income, assets, or composition.
- Violation of any rules or regulations by any tenant, household member or guests pertaining to the Bridgeport Housing Authority property.
- Failure to supply, in a timely fashion, any certification, release, information, or documentation on household income or composition needed to process annual re-examinations or interim redeterminations.

- Serious or repeated damage to the Dwelling Unit, creation of physical hazards in the unit, common areas, grounds, or parking areas of any project site by any tenant, household members or guests.
- Any fire on Housing Authority premises caused intentionally, or by carelessness, such as failure to supervise children or unattended cooking.

B. Length of Notice

The Housing Authority shall give written notice of the proposed termination of the Lease not less than:

- (1) Three (3) days when the health or safety of other Tenants or Housing Authority employees is threatened.
- (2) Fourteen (14) days in the case of failure to pay rent (Including any portion thereof) due under the Lease.
- (3) Thirty (30) days in any other case, except that if a State or local law allows a shorter notice period, such shorter notice period shall apply.

A notice to vacate, which is required by State or local law, may be combined with or run concurrently with a notice of Lease termination.

C. Contents of Notice

The notice of Lease termination shall comply with statutory and regulatory requirements. If the notice is for payment of rent or other charges, the notice provided in this Section 7 may be combined with a statement of the amount due.

D. Termination by Tenant

The Tenant may terminate this Lease at any time by giving ten (10) days prior written notice to the Housing Authority. If the Tenant fails to give such notice, in addition to any other liabilities under the Lease, the Tenant shall be liable for rent for the period up to and including the date ten (10) days after possession of the Dwelling Unit is surrendered to the Housing Authority.

E. Notice Procedures

Except as provided in Section 5 hereof, notice to the Tenant shall be in writing and properly delivered to the Tenant in accordance with regulations. Any notice from the Housing Authority to the Tenant sent by mail shall be deemed given when mailed. Notice to the Housing Authority shall be in writing delivered to the project office or to the Housing Authority's Central Office, or sent by prepaid first-class mail, properly addressed.

F. Collection

In the event the Tenant vacates the unit with a balance due to the Housing Authority, the balance owed must be paid within thirty days of vacating the unit. If the tenant fails to pay the outstanding balance within thirty days the account will be referred to a collection agency and will be subject to interest charges.

G. Grievance Procedure

All disputes concerning the obligations of the Tenant and the Housing Authority shall be resolved in accordance with the grievance procedure of the Housing Authority. This policy is posted in a conspicuous manner in the project office and incorporated by reference in this Lease.

Section 8. PET POLICY

A. INTRODUCTION

The Housing Authority created this Pet Policy to provide regulations for our residents to enjoy the benefit of a pet in their community. It is our hope that our residents follow the included regulations to insure a safe environment for all. The Housing Authority reserves the right to request inspection of a unit, with reasonable notice, to monitor compliance with the policy. Any violation of this policy will result in Lease termination.

B. REGISTRATION

Tenant must register a pet with the Site Manager and obtain approval for the pet. Tenant must provide the vaccination records and a one-time pet deposit of \$200 before approval. Each household is allowed one pet. Unregistered and free roaming pets may be removed from the premises at the Tenant's expense.

C. VACCINATION RECORDS

Tenants must register their pet annually with the Site Manager during re-certification. Tenants must provide an updated copy of the pet's vaccination records. These records will be maintained at the Site Office.

D. PET DEPOSIT

Each pet owner must provide the Authority with a pet deposit of \$200. The deposit will be returned in full when the Tenant vacates the unit if the pet did no damage to the Dwelling Unit. The Housing Authority recommends that the Tenant invests in *liability insurance* for your pet.

E. PET SIZE

Pets will be limited to reasonable size and weight limits according to type of pet. The pet's vaccination records must specify the size and weight.

F. PET TYPES

No traditional aggressive dog breeds will be allowed. Such breeds include, but are not limited to the

following: Pit Bulls, German Shepherd, Doberman Pinchers, Chows, Rottweilers and American Bulldogs. The Housing Authority reserves the right to determine a pet to be aggressive. No exotic pets are allowed, which may include but are not limited to snakes, spiders, chickens, and reptiles.

G. SITE RESTRICTIONS

Tenants of following sites are prohibited from having any pets: Charles F. Greene Apartments, Harborview Towers, Trumbull Gardens Building 11 and Trumbull Gardens Building 10. Those tenants residing in Scattered Site properties must refer to the attached Rules and Regulations for a list of sites where pets are and are not allowed.

H. PET ORDINANCE

The Housing Authority expects all registered and approved pet owners to abide by the City of Bridgeport's pet ordinances, including, but not limited to, keeping dogs on leashes and curbing pets. Tenants will be responsible for any fines levied by the City for non-compliance.

I. FINES

Any Tenant failing to curb any pet or failing to keep said pet on a leash shall be fined \$75, which shall be due and payable within ten (10) days of notice.

Section 9. ABANDONMENT

Tenant shall be deemed to have abandoned the Leased Dwelling Unit when:

- (a) Tenant has provided Housing Authority with actual notice indicating Tenant's intent not to return to the Leased Dwelling Unit; or
- (b) Tenant has vacated the Leased Dwelling Unit without notice to the Housing Authority and does not intend to return, which intention may be evidenced by the removal by the Tenant or an agent of substantially all of Tenant's possessions and personal effects from the Leased Dwelling Unit; and either
 - (i) nonpayment of rent for more than two months or;
 - (ii) an expressed statement by the Tenant that the Tenant does not intend to occupy the Leased Dwelling Unit after a specified date; or
- (c) Tenant has been absent from the Leased Dwelling Unit for 32 days and has failed to pay rent for that period.

If Tenant abandons the Dwelling Unit, Housing Authority may secure the Dwelling Unit and the Tenant shall be deemed, conclusively, to have abandoned any personal property remaining in the Dwelling Unit. Housing Authority may remove any personal property from the Dwelling Unit and the personal property may be disposed of in accordance with applicable law. Nothing in this Paragraph shall affect any other remedies provided to Housing Authority under this Lease.

Section 10. MODIFICATIONS AND WAIVER**A. Modification of the Lease**

From time to time during the course of the Lease the Housing Authority may revise the amount of Tenant rent or of Housing Authority allowances to the Tenant for utilities. The revised amounts are binding on the Tenant. From time to time during the course of the Lease the Housing Authority may revise Housing Authority rules. The revised rules are binding on the Tenant.

During the Lease term the Housing Authority may offer the Tenant a new Lease, or revision of the Lease. The Tenant is not bound by a new lease or lease revision unless the Tenant accepts the Housing Authority's offer. The offer of a new lease or lease revision shall state that failure to timely accept the Housing Authority's offer is grounds for termination of tenancy. The offer shall state how to accept the offer by a Housing Authority-established deadline, which is stated in the offer.

B. Waiver

Acceptance of the full amount of rent and other charges then due under the Lease, when paid within the grace period provided by this Lease or by state law, shall be a waiver of the particular breach of the Lease consisting of the failure to pay those amounts in a timely manner. Acceptance of late payments due under the Lease shall not be a waiver of the requirement for timely payment of succeeding amounts due.

None of the following shall be deemed to imply or constitute a waiver by the Housing Authority of any breach of this Lease by the Tenant:

- (1) Acceptance by the Housing Authority of any payments, except as set forth above in this Section 8 B
- (2) Any forbearance by the Housing Authority in pursuing any breach of anyone or more of the Tenant's obligations contained in this Lease

(3) Performance by the Housing Authority of any obligations imposed by this Lease, by law, regulations or HUD requirements.

No delay or failure by the Housing Authority in exercising any right under this Lease agreement and no partial or single exercise of any such right shall constitute a waiver (post or prospective) of that or any other right, unless otherwise expressly provided herein.

All persons will be treated fairly and equally without regard to race, color, religion, sex familial status, handicap, or national origin in compliance with the Fair Housing Act, as amended and Section 504 of the Rehabilitation Act of 1973.

TENANT(S) AGREE(S) THAT ALL THE PROVISIONS OF THIS LEASE HAVE BEEN READ AND ARE UNDERSTOOD AND FURTHER AGREE (S) TO BE BOUND BY ITS PROVISIONS AND CONDITIONS AS WRITTEN.

The parties signed this Lease on _____

THE HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT

By _____
SITE MANAGER

TENANT

TENANT

TENANT

ADDENDUM A

COMMUNITY SERVICE AND ECONOMIC SELF SUFFICIENCY PROGRAM REQUIREMENTS

- (a) Except for any Tenant or member of Tenant's Family who is an exempt individual, each adult Tenant and each adult member of Tenant's Family must:
- (1) Contribute eight hours per month of community service (not including political activities); or
 - (2) Participate in an economic self sufficiency program for eight hours per month; or
 - (3) Perform eight hours per month of combined activities as described in (1) and (2) above.
- (b) For purposes of this section, the following definitions shall apply:
- (1) "Community service" means the performance of voluntary work or duties that are a public benefit and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities.
 - (2) "Exempt individual" means an adult who:
 - (a) is 62 years or older;
 - (b) is a blind or disabled individual, as defined under 216 (i)(1) or 1614 or the Social Security Act (42 U.S.C. 416 (i)(1); 1382c), and who certifies that because of this disability she or he is unable to comply with the service provisions of this subpart or (ii) is a primary caretaker of such individual;
 - (c) Is engaged in work activities;
 - (d) Meets the requirements for being exempt from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601, *et seq.*) or under any other welfare program of the State of Connecticut, including a State-administered welfare-to-work program, or
 - (e) Is a member of a family receiving assistance, benefits or services under a State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601, *et seq.*) or under any other welfare program of the State of Connecticut, including a State-administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such a program.
 - (1) "Service requirement" means the obligation of each adult resident, other than an exempt individual, to perform community service or participate in an economic-self sufficiency program required in accordance with Sec. 960.603.