

1.0	PHA Information PHA Name: <u>Stratford Housing Authority</u> PHA Code: <u>CT027</u> 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): <u>1/2012</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>301</u> Number of HCV units: <u>280</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" 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	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	<p>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> <p>The mission of the Housing Authority of the Town of Stratford is to provide adequate, affordable housing, economic opportunity, and a suitable living environment for the families we serve, without discrimination, professionally, efficiently and ethically, and in accordance with desires and vision of the Town of Stratford.</p>				
5.2	<p>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.</p> <p style="text-align: center;">Goals for 2010 through 2014</p> <p>Goal One: Manage the Housing Authority of the Town of Stratford's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer.</p> <p>Objective: HUD shall recognize the Housing Authority of the Town of Stratford as high performer within five years of the effective date of when the proposed rule on the Public Housing Assessment System rule becomes effective.</p> <p>Goal Two: Provide a safe and secure environment in the Housing Authority of the Town of Stratford's public housing developments.</p> <p>Objective: The Housing Authority of the Town of Stratford shall continue to reduce crime in its developments so that the crime rate is less than their surrounding neighborhood.</p> <p>Goal Three: Expand the range and quality of housing choices available to participants in the Housing Authority of the Town of Stratford's Housing Choice Voucher Program.</p> <p>Objective: The Housing Authority of the Town of Stratford shall strive to maintain a utilization rate of 95% in the Housing Choice Voucher Program.</p> <p>Goal Four: Maintain the Housing Authority of the Town of Stratford's real estate in a decent condition, and that meets the codes of the Town of Stratford.</p> <p>Objective: The Housing Authority of the Town of Stratford will strive to continue to maintain an appealing, up-</p>				

to-date environment in its developments, provided that HUD maintains and adequate level of modernization and operating funding and does not effect the diminishment of reserves.

Goal Five: The Housing Authority of the Town of Stratford will continue to maintain a good working relationship with the Town of Stratford to implement goals that will further Fair Housing.

Objective: The Housing Authority of the Town of Stratford will continue to work with The Department of Economic and Community Development to implement and meet the goals as outlined in the Impediments to Fair Housing Study.

Progress on Meeting Goals and Objectives set for 2010 – 2014

Goal One: Manage the Housing Authority of the Town of Stratford’s existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer.

Objective: HUD shall recognize the Housing Authority of the Town of Stratford as high performer within five years of the effective date of when the proposed rule on the Public Housing Assessment System rule becomes effective.

Progress: The Stratford Housing Authority is on track for achieving this goal.

Goal Two: Provide a safe and secure environment in the Housing Authority of the Town of Stratford’s public housing developments.

Objective: The Housing Authority of the Town of Stratford shall continue to reduce crime in its developments so that the crime rate is less than their surrounding neighborhood.

Progress: The Housing Authority of the Town of Stratford continues to work hand in hand with the local Police Department on reducing crime in its developments.

Goal Three: Expand the range and quality of housing choices available to participants in the Housing Authority of the Town of Stratford’s Housing Choice Voucher Program.

Objective: The Housing Authority of the Town of Stratford shall strive to maintain a utilization rate of 95% in the Housing Choice Voucher Program.

Progress: The Stratford Housing Authority currently has a utilization rate of 95% for the period end 12/31/2010.

Goal Four: Maintain the Housing Authority of the Town of Stratford’s real estate in a decent condition, and that meets the codes of the Town of Stratford.

Objective: The Housing Authority of the Town of Stratford will strive to continue to maintain an appealing, up-to-date environment in its developments, provided that HUD maintains and adequate level of modernization and operating funding and does not effect the diminishment of reserves.

Progress: The Stratford Housing Authority is on track with implementing its Capital Funding and has planned for capital improvements over the next five year period.

Goal Five: The Housing Authority of the Town of Stratford will continue to maintain a good working relationship with the Town of Stratford to implement goals that will further Fair Housing.

Objective: The Housing Authority of the Town of Stratford will continue to work with The Department of Economic and Community Development to implement and meet the goals as outlined in the Impediments to Fair Housing Study.

Progress: The Stratford Housing Authority works with the Town of Stratford to meet the goals outlined in the

Consolidated Plan and to support the efforts of the Town of Stratford in addressing The Impediments to Fair Housing identified in the 2007 analysis.

Violence Against Women Act Report

A goal of the Stratford Housing Authority is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.

The Stratford Housing Authority has provided notices in compliance with HUD guidance to each resident and has attached proper notice to all applicants advising them of the new law that President Bush signed in January 2006 known as the Violence Against Women and Department of Justice Reauthorization Act of 2005. Additionally, we have brochures available to all residents, visitors and any applicants who visit the Stratford Housing Authority office. We have included the required language in our in our ACOP and included the following language in our lease as follows:

VIOLENCE AGAINST WOMEN ACT PROTECTIONS: The Violence Against Women Act provides the following protections to public housing residents.

- a. The Landlord will not terminate or refuse to renew the Lease and will not evict the Resident or a member of Resident's household from the dwelling unit if the Resident or household member is a victim of actual or threatened domestic violence, dating violence, or stalking as those terms are defined by the Admission and Continued Occupancy Policy (ACOP).
- b. Under the Violence Against Women Act, the Landlord may bifurcate this Lease in order to evict, remove, or terminate assistance to any person who is a Resident or a lawful occupant under this lease when such person engages in criminal acts of physical violence against family members or others, on or off the premises. Landlord may take such action without evicting, removing, terminating assistance to, or otherwise penalizing a victim of such violence who is the Resident or is a lawful occupant under this Lease.
- c. Notwithstanding anything to the contrary contained in paragraphs a and b above, the Landlord may terminate the Lease and evict the Resident if the Landlord can demonstrate an actual and imminent threat to other residents or to those employed at or providing goods or services to the site in which the unit is located, if the resident's tenancy is not terminated.
- d. **Nothing in this section** shall prohibit the Landlord from terminating the Lease and evicting the Resident based on any violation of this lease not involving domestic violence, dating violence, or stalking against the Resident or household member.

The Stratford Housing Authority provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

The Stratford Housing Authority does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Stratford Housing Authority will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

The Stratford Housing Authority provides or offers the following activities, services, or programs that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

The Stratford Housing Authority does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Stratford Housing Authority will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

The Stratford Housing Authority provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

The Stratford Housing Authority does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Stratford Housing Authority will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case

	basis.
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>(a) <u>Stratford Housing Authority Plan Elements That Have Been Revised Since its Last Annual Plan Submission</u></p> <p>2009 Capital Fund (revision 6) 2012 Estimated Capital Fund Budget 2013, 2014, 2015, and 2016 Capital Fund Action Plan Updated Housing Needs of Families on the Waiting List for both Public Housing and the Section 8 Housing Choice Voucher Program Updated Statement of Financial Resources Updated Admissions and Continued Occupancy Policy Updated Section 8 Administrative Plan Updated Progress on Meeting the Goals Updated Safety and Crime Prevention Revised the Lease</p> <p>(b) <u>Specific Locations Where the Public May Obtain Copies of the Annual Plan</u></p> <p>Stratford Housing Authority 295 Everett Street Stratford, CT 06615</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>Project-based Vouchers The Stratford Housing Authority has project-based 2 Housing Choice Vouchers through the RFP process with Emerge. The Stratford Housing Authority does not foresee project-basing any Housing Choice Vouchers during the 2012 Fiscal Year.</p>
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
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>2009 (50109) Capital Fund Performance and Evaluation Report (ct027a01) 2010 (50110) Capital Fund Performance and Evaluation Report (ct027a01) 2011 Capital Fund Annual Statement (ct027a01) 2012 Capital Fund Annual Statement (ct027a01)</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>2013 through 2016 Capital Fund 5 Year Action Plan (ct027a01)</p>
8.3	<p>Capital Fund Financing Program (CFFP). <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 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.

Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	910	5	4	4	3	2	2
Income >30% but <=50% of AMI	599	5	4	4	3	2	2
Income >50% but <80% of AMI	791	5	3	4	3	2	2
Elderly	863	5	3	4	4	2	2
Families with Disabilities	494	5	3	4	4	2	2
White Non-Hispanic	1,635	5	3	4	3	2	2
Black Non-Hispanic	387	5	3	4	3	2	2
Hispanic	189	5	3	4	3	2	2
Asian Non-Hispanic	55	5	3	4	3	2	2

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

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

Housing Needs of Families on the Waiting List

Public Housing

Fiscal Year 2012

	# of families	% of total families	Annual Turnover
Waiting list total	274		37
Extremely low income <= 30% AMI	203	74%	
Very low income (>30% but <=50% AMI)	59	22%	
Low income (>50% but <80% AMI)	10	4%	
Families with children	42	15%	
Elderly families	85	31%	
Families with disabilities	140	51%	
White/Non-Hispanic	109	40%	
Black/Non-Hispanic	110	40%	
Hispanic	52	19%	
Other Asian/Indian	3	1%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	1	1%	12
1 BR	223	81%	16
2 BR	25	9%	3
3 BR	17	6%	4
4 BR	8	3%	2
5+BR			
Is the waiting list closed?	No X	Yes	

Housing Needs of Families on the Waiting List

Section 8 Housing Choice Voucher

Fiscal Year 2012

	# of families	% of total families	Annual Turnover
Waiting list total	20		31
Extremely low income <= 30% AMI	16	80%	
Very low income (>30% but <=50% AMI)	4	20%	
Low income (>50% but <80% AMI)	0		
Families with children	13	65%	
Elderly families	0		
Families with disabilities	1	1%	
White/Non-hispanic	4	20%	
Black/Non-hispanic	11	55%	
Hispanic	5	25%	
Is the waiting list closed?	No	X Yes	

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.**

Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

9.1

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

Select all that apply

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

Maintain State housing units

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

The Housing Authority of the Town of Stratford obtained designation for both elderly and special needs populations in 1999. In 2004, an application for extending designations was submitted to the Special Applications Center.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

The Housing Authority of the Town of Stratford has a preference for persons with disabilities in the Section 8 program, 10% of annual turnovers will be designated for persons with disabilities.

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

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

Select if applicable

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

The Housing Authority of the Town of Stratford will affirmatively market to low-income families who are eligible to participate in both the public housing and Section 8 programs.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

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 5.2 above</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.</p>
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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. Resident Advisory Board Comments (ct027b01)</p> <p>(g) Challenged Elements Challenged Elements (ct027c01)</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>
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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.

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: Stratford Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26PO2750109 Replacement Housing Factor Grant No: Date of CFFP:		FY of Grant: 2009 FY of Grant Approval: 2009	
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/11	Reserve for Disasters/Emergencies <input type="checkbox"/>	Total Estimated Cost		Obligated	Total Actual Cost ¹
			Original	Revised ²		
1	Total non-CFP Funds		0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 21) ³		0.00	0.00	0.00	0.00
3	1408 Management Improvements		15,000.00	8,198.49	8,198.49	8,198.49
4	1410 Administration (may not exceed 10% of line 21)		47,305.80	47,305.00	47,305.00	47,305.00
5	1411 Audit		0.00	0.00	0.00	0.00
6	1415 Liquidated Damages		0.00	0.00	0.00	0.00
7	1430 Fees and Costs		60,000.00	70,000.00	70,000.00	70,000.00
8	1440 Site Acquisition		0.00	0.00	0.00	0.00
9	1450 Site Improvement		0.00	0.00	0.00	0.00
10	1460 Dwelling Structures		319,722.20	346,169.19	346,169.19	340,420.95
11	1465.1 Dwelling Equipment—Nonexpendable		0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures		0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment		0.00	1,385.32	1,385.32	1,385.32
14	1485 Demolition		0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration		0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs		0.00	0.00	0.00	0.00
17	1499 Development Activities ⁴		0.00	0.00	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
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		FFY of Grant: 2009
PHA Name: Stratford Housing Authority	Grant Type and Number Capital Fund Program Grant No: CT26P02750109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009

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	0.00	0.00	0.00	0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	31,030.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 - 19)	473,058.00	473,058.00	473,058.00	467,309.76
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
Signature of Executive Director		Date 9/28/11		Signature of Public Housing Director	

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 CFF 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 II: Supporting Pages		PHA Name: Stratford Housing Authority			Grant Type and Number Capital Fund Program Grant No: CT26FO2750109 CEFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
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 ³			
CT27-1A Hearthstone Apts	Roof Replacement	1460	100 units	319,722.20	328,748.24	328,748.24	323,000.00			
	Kitchen Replacement	1460	3 units	0.00	17,420.95	17,420.95	17,420.95			
PHA-Wide Management Improvements	Management and Maintenance Staff Training	1408	100%	15,000.00	8,198.49	8,198.49	8,198.49			
PHA-Wide Administration	Staff salary prorated for Capital Improvements Administration	1410	100%	47,305.80	47,305.00	47,305.00	47,305.00			
PHA-Wide Fees and Costs	Architectural and Engineering Modernization Consulting Fees	1430	100%	60,000.00	70,000.00	70,000.00	70,000.00			
PHA-Wide Contingency	Contingency	1502	100%	31,030.00	0.00	0.00	0.00			
PHA-Wide Non-Dwelling Equip.	Truck Equipment	1475	1	0.00	1,385.32	1,385.32	1,385.32			
	GRANT TOTAL			473,058.00	473,058.00	473,058.00	467,309.76			

¹ To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

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: Stratford Housing Authority	Grant Type and Number Capital Fund Program Grant No: CT26PO2750110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Original	Revised Annual Statement (revision no.3) <input type="checkbox"/> Final Performance and Evaluation Report		Obligated	Total Actual Cost ¹
				Total Estimated Cost	Revised ²		
1	Total non-CFP Funds		0.00	0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 21) ³		0.00	0.00	0.00	0.00	0.00
3	1408 Management Improvements		10,000.00	3,728.95	3,728.95	3,728.95	3,728.95
4	1410 Administration (may not exceed 10% of line 21)		46,928.40	46,928.40	46,928.40	46,928.40	46,928.40
5	1411 Audit		0.00	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages		0.00	0.00	0.00	0.00	0.00
7	1430 Fees and Costs		96,928.40	123,910.65	123,910.65	96,929.08	96,929.08
8	1440 Site Acquisition		0.00	0.00	0.00	0.00	0.00
9	1450 Site Improvement		0.00	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures		315,427.20	294,716.00	294,716.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable		0.00	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures		0.00	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment		0.00	0.00	0.00	0.00	0.00
14	1485 Demolition		0.00	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration		0.00	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs		0.00	0.00	0.00	0.00	0.00
17	1499 Development Activities ⁴		0.00	0.00	0.00	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.
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		FFY of Grant: 2010	
PHA Name: Stratford Housing Authority	Grant Type and Number Capital Fund Program Grant No: CT26PO2750110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2010	

Type of Grant Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 3)
 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 ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	469,284.00	469,284.00	469,284.00	147,586.43
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
Signature of Executive Director <i>Lin Chen</i>		Date <i>9/27/11</i>	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.

Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages		PHA Name: Stratford Housing Authority		Grant Type and Number		Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories		Development Account No.		Capital Fund Program Grant No: CT26PO2750110	
				CFPP (Yes/No):		Replacement Housing Factor Grant No:	
				Quantity		Total Estimated Cost	
				Original		Revised ¹	
				Funds Obligated ²		Funds Expended ²	
				Status of Work			
CT27-1A AMP100 Heartstone Apts	Replacement of Windows	1460	89 units	315,427.20	278,760.00	278,760.00	0.00
CT27-1B AMP200 Elm Terrace	Roof Replacement	1460	50 units	0.00	15,956.00	15,956.00	0.00
AMP100	Management and Maintenance Staff Training	1408	100%	3,350.00	1,230.00	1,230.00	1,230.00
AMP200	Management and Maintenance Staff Training	1408	100%	6,650.00	2,498.95	2,498.95	2,498.95
AMP100	COCC	1410	100%	46,928.40	46,928.40	46,928.40	46,928.40
AMP100	A/E Modernization Consulting Fees	1430	100%	50,000.00	60,019.05	60,019.05	49,081.92
	Management Fee	1430	100%	46,928.40	63,891.60	63,891.60	47,847.16
	GRAND TOTAL			469,284.00	469,284.00	469,284.00	147,586.43

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

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		FFY of Grant: 2011	
PHA Name: Stratford Housing Authority	Grant Type and Number Capital Fund Program Grant No: CT26PO2750111 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2011	

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost ¹	
				Original	Revised ²		Expended	
1			Total non-CFP Funds	0.00	0.00			
2			1406 Operations (may not exceed 20% of line 21) ³	0.00	0.00			
3			1408 Management Improvements	5,000.00	5,000.00			
4			1410 Administration (may not exceed 10% of line 21)	37,310.00	0.00			
5			1411 Audit	0.00	0.00			
6			1415 Liquidated Damages	0.00	0.00			
7			1430 Fees and Costs	77,310.00	79,880.00			
8			1440 Site Acquisition	0.00	0.00			
9			1450 Site Improvement	0.00	0.00			
10			1460 Dwelling Structures	253,478.00	288,218.00			
11			1465.I Dwelling Equipment—Nonexpendable	0.00	0.00			
12			1470 Non-dwelling Structures	0.00	0.00			
13			1475 Non-dwelling Equipment	0.00	0.00			
14			1485 Demolition	0.00	0.00			
15			1492 Moving to Work Demonstration	0.00	0.00			
16			1495.I Relocation Costs	0.00	0.00			
17			1499 Development Activities ⁴	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.
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: Stratford Housing Authority	Grant Type and Number Capital Fund Program Grant No: CT26PO2750111 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2011 FFY of Grant Approval: 2011
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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	373,098.00	373,098.00	
21	Amount of line 20 Related to LBP Activities	0.00	0.00	
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	
23	Amount of line 20 Related to Security - Soft Costs	0.00	0.00	
24	Amount of line 20 Related to Security - Hard Costs	0.00	0.00	
25	Amount of line 20 Related to Energy Conservation Measures	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.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

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

Signature of Executive Director: *[Signature]* Date: 9/24/11 Signature of Public Housing Director: _____ Date: _____

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		FFY of Grant: 2012	
PHA Name: Stratford Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26PO2750112	
		Replacement Housing Factor Grant No: Date of CFFP:	

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds			0.00			
2	1406 Operations (may not exceed 20% of line 21) ³			0.00			
3	1408 Management Improvements			5,000.00			
4	1410 Administration (may not exceed 10% of line 21)			37,309.00			
5	1411 Audit			0.00			
6	1415 Liquidated Damages			0.00			
7	1430 Fees and Costs			82,309.00			
8	1440 Site Acquisition			0.00			
9	1450 Site Improvement			0.00			
10	1460 Dwelling Structures			248,480.00			
11	1465.1 Dwelling Equipment—Nonexpendable			0.00			
12	1470 Non-dwelling Structures			0.00			
13	1475 Non-dwelling Equipment			0.00			
14	1485 Demolition			0.00			
15	1492 Moving to Work Demonstration			0.00			
16	1495.1 Relocation Costs			0.00			
17	1499 Development Activities ⁴			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.
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		FFY of Grant: 2012	
PHA Name: Stratford Housing Authority	Grant Type and Number Capital Fund Program Grant No: CT26PO2750112 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2012	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	
19	1502 Contingency (may not exceed 8% of line 20)	0.00	
20	Amount of Annual Grant: (sum of lines 2 - 19)	373,098.00	
21	Amount of line 20 Related to LBP Activities	0.00	
22	Amount of line 20 Related to Section 504 Activities	0.00	
23	Amount of line 20 Related to Security - Soft Costs	0.00	
24	Amount of line 20 Related to Security - Hard Costs	0.00	
25	Amount of line 20 Related to Energy Conservation Measures	0.00	
Signature of Executive Director		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 CFFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2012		
PHA Name: Stratford Housing Authority		Capital Fund Program Grant No: CT26PO2750112				
		CFPP (Yes/No):				
		Replacement Housing Factor Grant No:				
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
CT27-1B AMP 200 Elm Terrace Apts	Roof Replacement	1460	50	163,480.00		
	Replacement of Gutter System	1460	50	15,000.00		
	Siding Replacement	1460	50	70,000.00		
	Exterior Lighting Replacement	1460	50	0.00		
	Window Screen Replacement	1460	50	0.00		
AMP 100	Management & Maintenance Staff Training	1408	100%	1,675.00		
AMP 200	Management & Maintenance Staff Training	1408	100%	3,325.00		
AMP 200	COCC	1410	100%	37,309.00		
AMP 200	A&E/Modernization Consulting Fees	1430	100%	45,000.00		
	Management Fee	1430	100%	37,309.00		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

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: Development Number and Name	Stratford Housing Authority Work Statement for Year 1 FFY 2012	Locality (Stratford, CT Fairfield County)		<input checked="" type="checkbox"/> Original 5-Year Plan Work Statement for Year 4 FFY 2015	<input type="checkbox"/> Revision No: Work Statement for Year 5 FFY 2016
		Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014		
B. Physical Improvements Subtotal	249,098.00	249,098.00	235,000.00	240,000.00	244,098.00
C. Management Improvements	5,000.00	5,000.00	9,098.00	9,098.00	5,000.00
D. PHA-Wide Non-dwelling Structures and Equipment	0.00	0.00	0.00	0.00	0.00
E. Administration	74,000.00	74,000.00	74,000.00	74,000.00	74,000.00
F. Other	45,000.00	45,000.00	55,000.00	50,000.00	50,000.00
G. Operations	0.00	0.00	0.00	0.00	0.00
H. Demolition	0.00	0.00	0.00	0.00	0.00
I. Development	0.00	0.00	0.00	0.00	0.00
J. Capital Fund Financing -- Debt Service	0.00	0.00	0.00	0.00	0.00
K. Total CFP Funds	0.00	0.00	0.00	0.00	0.00
L. Total Non-CFP Funds	0.00	0.00	0.00	0.00	0.00
M. Grand Total	373,098.00	373,098.00	373,098.00	373,098.00	373,098.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/20011

Part I: Summary (Continuation)

PHA Name/Number: Stratford Housing Authority	Locality (Stratford, CT Fairfield County)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016
AMP100	Associated Statement	134,098.00	0.00	0.00	94,098.00
AMP200		115,000.00	235,000.00	240,000.00	150,000.00
PHA-Wide		124,000.00	138,098.00	133,098.00	129,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 2013			Work Statement for Year: 2014		
	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	CT 27-1A/AMP100 Hearthstone Apts.	Site Improvements	134,098.00	CT 27-2/AMP200 RFB Apts.	Replace Fire Alarm System	235,000.00
	CT 27-1B/AMP200 Elm Terrace Apts.	Parking Lot Upgrades	10,000.00			
	CT 27-2/AMP200 RFB Apts.	Replacement of Gutter System	20,000.00			
		Building Exterior Repairs	20,000.00			
		Parking Lot Upgrades	15,000.00			
		Subtotal	55,000.00			
	CT 27-3/AMP200 RBB Apts.	Replacement of Gutter System	20,000.00			
		Building Exterior Repairs	20,000.00			
		Parking Lot Upgrades	10,000.00			
		Subtotal	50,000.00			
	PHA-Wide	Management Improvements	5,000.00	PHA-Wide	Management Improvements	9,098.00
		Administration	74,000.00		Administration	74,000.00
		Fees and Costs	45,000.00		Fees and Costs	55,000.00
		Subtotal	124,000.00		Subtotal	138,098.00
		Subtotal of Estimated Cost	\$373,098.00		Subtotal of Estimated Cost	\$373,098.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 2015 FFY 2015			Work Statement for Year: 2016 FFY 2016		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
CT 27-3/AMP200 REB Apts.	Replace Fire Alarm System Shortfall		240,000.00	CT 27-1A/AMP100 Hearthstone Apts.	Unit ADA Conversion	94,098.00
				CT 27-1B/AMP200 Elm Terrace Apts.	Fire Alarm System	150,000.00
	PHA-Wide	Management Improvements	9,098.00	PHA-Wide	Management Improvements	5,000.00
		Administration	74,000.00		Administration	74,000.00
		Fees and Costs	50,000.00		Fees and Costs	50,000.00
		Subtotal	133,098.00		Subtotal	129,000.00
		Subtotal of Estimated Cost	\$373,098.00		Subtotal of Estimated Cost	\$373,098.00

Attachment ct027b01
Resident Advisory Board Comments

The Stratford Housing Authority Resident Advisory Board (RAB) met on July 13, 2011 at the Stratford Housing Authority Management Office. All changes made to the Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan were discussed with the RAB.

Additionally, all Capital Funds budgets were discussed which included open budgets and projected budgets for 2012 – 2016 as well as Plan Element Attachments.

The sign in sheet for the meeting is on file at the Stratford Housing Authority office.

**Attachment ct027c01
Challenged Elements**

There were no challenged elements of the Annual Plan.