

Housing Authority of the City of Stamford

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2000

April 2000

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Stamford

PHA Number: CT-07

PHA Fiscal Year Beginning: 07/2000

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA**
- PHA development management offices
- PHA local offices

Display Locations for PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA**
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA**
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

The HA shall at all times develop and operate each project solely for the purpose of providing decent, safe, and sanitary housing for eligible families in a manner that promotes serviceability, economy, efficiency, and stability of the projects, and the economic and social well-being of the tenants.

B. Goals

1. Continue to strive to meet local housing needs, through community partnerships:

- A. It is a goal of the Housing Authority of the City of Stamford to continue to evaluate the housing needs of its community on a periodic basis through its continued involvement with community leaders and planners. The Housing Authority will seek funding available through State, Federal and private sources, which would provide rental assistance or affordable homeownership opportunities. The Authority will review and consider any and all housing initiatives, endeavors or partnerships presented by other public and private entities as they are presented, to determine if they are appropriate and consistent with the City of Stamford's and Authority's current goals and objectives.
- B. The Authority will engage in a public education program to keep the issue of affordable and diverse types of housing within the public eye. This will include periodic public forums to educate and inform citizens and public officials, sharing of successful efforts to transform and expand the supply of affordable housing within Stamford, and presentation of case studies of communities with similar demographic profiles to Stamford who have succeeded in expanding or maintaining the supply of affordable housing in a high housing cost community.

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

- A. Initiate a planning process to prepare site specific assessments of capital needs and redevelopment options for each property in the Authority's portfolio and update them on a periodic basis. These plans will consider basic modernization needs, obsolescence of design, neighborhood housing trends and changing City demographics especially in the target areas defined in the City's Consolidated Plan. The plan will also consider impact on Authority operations that may result as an outgrowth of plan implementation.

- B. Actively monitor the availability of funding sources for redevelopment of housing including LIHTC and any evolving creative financing mechanisms that the Authority could utilize to implement its redevelopment strategies.
- C. Engage residents and resident organizations in general discussion and education every step along the way to development of a specific strategy for their property. This would include making opportunities available for resident leaders and others that express an interest to attend training and informational sessions on such topics as mixed finance redevelopment, welfare-to-work initiatives as they relate to public housing, and first-time homebuyer opportunities. When the Authority initiates major planning activities that will lead to actual master plans or other documents whose recommendations are to be presented to the Board of Commissioners for implementation, a process for resident input will be considered part of the data collection process.

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

- A. Opportunities will arise for the Authority to participate in neighborhood renewal. Through such opportunities the Authority will seek to geographically disperse low-income housing along side housing for households able to pay moderate and market rents. This will be done in such a manner as to essentially provide equivalent housing product for a household regardless of income tier.

4. Maintain the highest payment standards allowed and encourage more landlords in Stamford to participate in the Section 8 Program

- A. The Authority will review housing search results for the Section 8 Program and changes in the rent structures of the various housing sub-markets. The Authority will use these reviews to determine when to request permission from HUD that the "payment standard" for the Section 8 Program be set at 120% of the Fair Market Rent (FMR) in specific census tracts located in Stamford. The "payment schedule" is the schedule of rents to landlords that can be approved under the program. The FMR is an amount determined by HUD to be equivalent to the 40th percentile of rent in the applicable community.
- B. The Authority will work with real estate agents, the Chamber of Commerce, lending institutions and other local organizations to encourage landlords to participate in the Section 8 Program.
- C. Establish a Shared Housing Program as permitted under Section 8 Program Regulations which permits the Authority to provide rental assistance at the bedroom level. This should assist elders and certain individuals with a disability in finding and/or remaining in supportive housing situations. This use of Section 8 permits the Authority to subsidize roommate situations in which not all tenants would be eligible.

5. Develop a Section 8 Voucher Homeownership Program:

- A. The Authority will begin efforts to develop a partnership with local lending institutions subject to Community Reinvestment Act (CRA) requirements to design a program whereby participants in the HACS's Section 8 Program can enter a "First time Home Buyer's Program".
- B. The Authority will identify other agencies in the area with which it can partner to obtain home-ownership counseling and other services to assist employed Section 8 Program participants to qualify for a mortgage as a first time home-owner.

6. Apply for additional rental vouchers:

- A. The Housing Authority of the City of Stamford will apply for additional rental vouchers under the Section 8 Program, as funds become available through the Department of Housing & Urban Development (HUD) and are consistent with community need as demonstrated by waiting list and other demographic data and the criteria that HUD intends to use as the basis for award.

7. Seek opportunities to acquire and develop small scale rental housing for low and moderate-income households in Stamford as a means to increase the utilization of Section 8 resources within Stamford.

- A. Utilize a non-profit (501(c)3) subsidiary of the Authority as the major vehicle for this type of infill or "boutique" housing. The Authority will look for key opportunities that may trigger neighborhood renewal or consolidate a group of neighborhood initiatives by providing the missing design or urban planning element.
- B. Obtain permission from HUD to establish as Project-based Voucher Program pursuant to 24 CFR 983 for up to 15% of the agency's current funding for Section 8. This program permits the conversion of tenant-based rental subsidies to unit-based rental subsidies. These rental subsidies can be made available on a competitive basis to local developers who are interested in having a low income component to their project or be used by the Authority's non-profit for developments to be owned and operated by the Authority.
- C. Survey housing needs for moderate income households in Stamford to determine the feasibility of acquisition and rehab or new construction of properties that are centrally located.

8. Work to improve access to supportive services and economic opportunity for program participants

- A. Determine the benefits of a social service non-profit arm to which the Authority will pass-through funds for social services programs and which can pursue grants or other sources of funding for which the Authority is not eligible. This non-profit's role would be to assess

household need for either access to job training and household-based economic development (family households) or the need for supportive services (elderly/disabled households) through Individual Service Plans (ISPs). The non-profit will either identify third party resources that can leverage Authority resources or in some cases provide resources and obtain access to established programs for households in need. In short, the non-profit would be used to establish the Authority's developments and programs as effective pipelines to household independence.

- B. The Authority will assess the need for onsite service programs at its state-aided moderate income housing developments especially for youth programs and will either directly pursue resources or utilize a social service non-profit or other entity to seek funds for programs.
- C. Design and implement a program that promotes economic independence for families in the Section 8 Program and consider means to link the program with priority access to affordable home-ownership opportunities
- D. Seek corporate sponsors to adopt family developments in the Authority's portfolio as a means to mitigate the tendency for public housing developments to become isolated from the community mainstream. As these developments are transformed through implementation of a site-specific asset management strategy, try to have the connections between residents and sponsors extend into any new residential setting.

9. Ensure Equal Opportunity in Housing

- A. The Authority will use its role in the community to inform local landlords and businesses of the importance of diversity in housing and how to avoid unintentional discrimination under all applicable nondiscrimination requirements, such as the Fair Housing Act, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disability Act.
- B. The Authority will work with the City and other community organizations to increase the supply of wheelchair accessible housing both for rental and home-ownership opportunities and/or provided a better match between actual need and current supply. Their key objective is to assist those with physical limitations to remain in the community and to be able to participate in the community in meaningful ways.

**Annual PHA Plan
PHA Fiscal Year 2000**

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

Not required as of the 10/21/99 issuance of the Final Rule for Housing Agency Plans.

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	2
1. Housing Needs	6
2. Financial Resources	14
3. Policies on Eligibility, Selection and Admissions	15
4. Rent Determination Policies	26
5. Operations and Management Policies	31
6. Grievance Procedures	33
7. Capital Improvement Needs	34
8. Demolition and Disposition	40
9. Designation of Housing	41
10. Conversions of Public Housing	42
11. Homeownership	44
12. Community Service Programs	46
13. Crime and Safety	50
14. Pets (Inactive for January 1 PHAs)	52
15. Civil Rights Certifications (included with PHA Plan Certifications)	53
16. Audit	54
17. Asset Management	55
18. Other Information	56

Attachments

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2000 Capital Fund Program Annual Statement**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart (Attachment A)**
- FY 2000 Capital Fund Program 5 Year Action Plan (Attachment B)**
- Public Housing Drug Elimination Program (PHDEP) Plan (Attachment C)**
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (Attachment D)**
- Other**

Copy of Legal Notice for Comment Period/Public Hearing (Attachment E)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
N/A (the Impediments to Fair Housing Analysis required for the City was prepared with HACS Input)	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 rent determination (payment standard) policies	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Acces-s-ibility	Size	Loca-tion
Income <= 30% of AMI	1,931	5	5	5	3	3	4
Income >30% but <=50% of AMI	1,500	5	5	4	3	3	4
Income >50% but <80% of AMI	N/A	5	5	3	3	3	4
Elderly	2,237	5	5	3	3	2	3
Families with Disabilities	N/A	5	5	3	3	3	4
White	76,315	2	3	3	3	3	3
Afro-American	18,249	3	4	3	3	3	3
Hispanic	10,562	3	4	3	3	3	3
Asian	2,683	2	4	3	3	3	3

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

- Consolidated Plan of the Jurisdiction/s**
Indicate year: 1995
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset**
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	190		~ 28 households
Extremely low income <=30% AMI	N/A		
Very low income (>30% but <=50% AMI)	N/A		
Low income (>50% but <80% AMI)	N/A		
Families with children	162	85.2%	
Elderly families	4	2.1%	
Families with Disabilities	24	12.6%	
White	23	12.1%	
Afro-American	136	71.5%	
Hispanic	31	16.3%	
Asian	0	0%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 22 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 Moderate Rehab			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	53		~ 5 households
Extremely low income <=30% AMI	N/A		
Very low income (>30% but <=50% AMI)	N/A		
Low income (>50% but <80% AMI)	N/A		
Families with children	39	73.5%	
Elderly families	0	0%	
Families with Disabilities	14	26.4%	
White	3	5.6%	
Afro-American	39	73.%	
Hispanic	10	18.8%	
Asian	1	1.8%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 22 Months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 SRO			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	30		~ 4 households
Extremely low income <=30% AMI	N/A		
Very low income (>30% but <=50% AMI)	N/A		
Low income (>50% but <80% AMI)	N/A		
Families with children	21	70%	
Elderly families	0	0%	
Families with Disabilities	9	30%	
White	4	13.3%	
Afro-American	25	83.3%	
Hispanic	1	3%	
Asian	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	169		~ 20 households
Extremely low income <=30% AMI	N/A		
Very low income (>30% but <=50% AMI)	N/A		
Low income (>50% but <80% AMI)	N/A		
Families with children	48	28.4%	
Elderly families	50	29.5%	
Families with Disabilities	71	42%	
White	44	26%	
Afro-American	94	55.6%	
Hispanic	30	17.7%	
American-Indian	1	.6%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 80 Months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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)

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available**

- Affirmatively market to local non-profit agencies that assist families with disabilities**
- Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$ 2,742,984	
b) Public Housing Capital Fund	\$ 1,151,238	
c) HOPE VI Revitalization	\$ 5,200,000	
d) HOPE VI Demolition	\$ 0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 2,377,012 (Certs) \$ 4,803,632 (Vouch)	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$ 252,000	
g) Resident Opportunity and Self-Sufficiency Grants	\$ 0	
h) Community Development Block Grant	\$ 138,033	
i) HOME	\$ 0	
Other Federal Grants (list below)	N/A	
2. Prior Year Federal Grants (unobligated funds only)		
3. Public Housing Dwelling Rental Income		
Rent Roll & Fees	\$ 2,355,940	
4. Other income	See item #3	
5. Non-federal sources		
Moderate Rent (State Program)	\$ 3,881,520	
State Elderly	\$ 136,944	
State Congregate	\$ 151,200	
Total resources	\$ 23,230,503	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(1) Eligibility

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

- When families are within a certain number of being offered a unit: varies based on turnover projections; between 10 to 15.**
- When families are within a certain time of being offered a unit:
- Other: (describe)

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

- Criminal or Drug-related activity**
- Rental history**
- Housekeeping (in the process of being implemented)**
- Other (describe)

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

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

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

(2)Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists** (For elderly/disabled developments only)
- Other (describe)

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year?
Three (3)

2. **Yes** **No**: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously- HUD-approved site based waiting list plan)?
If yes, how many lists? Three (3)

3. **Yes** **No**: May families be on more than one list simultaneously
If yes, how many lists? Three (3)

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office**
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One**
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

Overhoused or underhoused by a degree of two bedrooms.

c. Preferences

1. **Yes** **No**: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

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

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

All other applicants are standard.

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction

- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)**

All preferences described above are given equal weight with the exception that “living or working in Stamford” household are offered units based on date and time of application before households that do not qualify for a the residency/working preference.

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

a. **Yes** **No:** Did the PHA’s analysis of its family (general occupancy) developments to determine concentrations of poverty

indicate the need for measures to promote deconcentration of poverty or income mixing?

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

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

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

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

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

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

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



Not applicable: results of analysis did not indicate a need for such efforts



List (any applicable) developments below:

B. Section 8

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation**
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
- b. **Yes** **No**: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. **Yes** **No**: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. **Yes** **No**: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords?
(Select all that apply)
- Criminal or drug-related activity
- Other (describe below)**

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

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (Select all that apply)
- None**
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

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

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

(3) Search Time

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

If yes, state circumstances below:

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

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

All other applicants are standard.

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)**

All preferences described above are given equal weight with the exception that “living or working in Stamford” household are offered units based on date and time of application before households that do not qualify for a the residency/working preference.

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices**
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

1. Yes **No**: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

10% of earned income from wages.

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: 10%
- Other (list below)

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

The Authority is interested in implementing ISAs and will research how these savings accounts can be set-up without creating extensive administrative or financial liability to the Authority.

(2) Flat Rents

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

The section 8 rent reasonableness study of comparable housing

- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)**

Letter dated 12/16/98 from HUD Hartford Office signed by Sonia Samuels.

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area**
- Reflects market or submarket**
- To increase housing options for families**
- Other (list below)

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

- Annually**
 Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

The Housing Authority of the City of Stamford is a high performing agency. No information required for Section 5.

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)

- (2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

The Housing Authority intends to implement a Hearing Officer model to replace the current approach that relies on Commissioners.

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

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

The Housing Authority intends to implement a Hearing Officer model to replace the current approach that relies on Commissioners.

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

**Capital Fund Program Annual Statement
Parts I, II, and III**

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number: CT26-P007-712 FFY of Grant Approval: (07/2000)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	0
2	1406 Operations	\$399,728
3	1408 Management Improvements	0
4	1410 Administration	\$199,865
5	1411 Audit	0
6	1415 Liquidated Damages	0
7	1430 Fees and Costs	\$90,000
8	1440 Site Acquisition	0
9	1450 Site Improvement	\$5,033
10	1460 Dwelling Structures	\$1,496,344
11	1465.1 Dwelling Equipment-Nonexpendable	\$27,000
12	1470 Nondwelling Structures	0
13	1475 Nondwelling Equipment	\$90,0002
14	1485 Demolition	0
15	1490 Replacement Reserve	0
16	1492 Moving to Work Demonstration	0
17	1495.1 Relocation Costs	\$20,000
18	1498 Mod Used for Development	0
19	1502 Contingency	\$70,000
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 1,998,643
21	Amount of line 20 Related to LBP Activities	0
22	Amount of line 20 Related to Section 504 Compliance	0
23	Amount of line 20 Related to Security	0
24	Amount of line 20 Related to Energy Conservation Measures	0

**Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
Southfield Village			
CT 7-1	Underground Utility	1450	1.00
CT 7-1	Ground Contamination	1450	1.00
Southfield Village North			
CT 7-2	Underground Utility	1450	1.00
CT 7-2	Ground Contamination	1450	1.00
Fairfield Court			
CT7-3	Kitchen & Bathroom Replacement	1460	27,000
CT7-3	Window Replacement	1460	27,000
CT7-3	Interior Door Replacement	1460	27,000
CT7-3	Interior Plumbing	1460	27,000
CT7-3	Unit Electrical Upgrade	1460	38,000
CT7-3	Roof replacement	1460	130,000
CT7-3	Building Exterior Upgrade	1460	100,000
CT7-3	InstallTot lot	1475	40,000
Stamford Manor			
CT 7 4/8	Bathroom Replacement	1460	1.00
CT 7 4/8	Appliances	1460	1.00
CT 7 4/8	Plumbing Upgrade	1460	85,000
CT 7 4/8	Boiler Replacement	1475	50,000
CT 7 4/8	DHW Upgrade	1475	1,00
CT 7 4/8	Window Replacement	1460	50,000
CT 7 4/8	Garbage Chute Door Replacement	1475	1,00
Quintard Manor			
CT 7-5	Bathroom Replacement	1460	20,000
CT 7-5	Repoint & Seal Building Exterior	1460	19,000
CT 7-5	Window Replacement	1460	1.00
CT 7-5	Kitchen Replacement	1460	1.00
CT 7-5	Elevator Upgrade	1475	1.00

**Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
	Lawn Avenue Townhouses		
CT 7-7	Install Retaining Wall	1450	1.00
CT 7-7	Redesign Concrete Entrance	1460	15,000
CT 7-7	Replace Underground Heat Distribution	1450	1.00
CT 7-9	Boiler Replacement	1475	1.00
CT 7-9	New Windows & Doors	1460	15,000
	Connecticut Avenue		
CT 7-9	Install Vinyl Siding	1460	1.00
	Clinton Manor		
CT 7-11	Window Replacement	1460	150,000
CT 7-11	Reface Building Exterior	1460	280,000
CT 7-11	Kitchen Replacement	1460	60,000
CT 7-11	Toilet Replacement	1460	1.00
CT 7-11	Bathroom Replacement	1460	1.00
CT 7-11	Boiler Replacement	1475	1.00
CT 7-11	Sliding Door Replacement	1460	1.00
	Ursula Park Townhouses		
CT 7-16	Window Replacement	1460	1.00
CT 7-16	Install Vinyl Siding	1460	1.00
CT 7-16	Fence Replacement	1450	1.00
	Connecticut Commons/Sheriden Mews		
CT 7-17	Floor Tile Replacement	1460	1.00
	Scattered Site		
CT 7-18	Install Vinyl Siding	1460	1.00

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
Southfield Village CT 7-1	9/30/02	9/30/03
Southfield Village N. CT 7-2	9/30/02	9/30/03
Fairfield Court CT 7-3	9/30/02	9/30/03
Stamford Manor CT 7-4/8	9/30/02	9/30/03
Quintard Manor CT 7-5	9/30/02	9/30/03
Lawn Avenue Townhouses CT 7-7	9/30/02	9/30/03
Connecticut Avenue CT 7-9	9/30/02	9/30/03
Clinton Manor CT 7-11	9/30/02	9/30/03
Ursula Park Townhouses CT 7-16	9/30/02	9/30/03
Conn. Commons/Sheriden Mews CT 7-17	9/30/02	9/30/03
Scattered Site CT 7-18	9/30/02	9/30/03

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

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

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

Fairfield Court CT 7-03

- Yes** **No:** d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

Fairfield Court CT 7-03 (mixed finance related activities may occur at this location if the HOPE VI Application referenced in this Section is approved.)

- Yes** **No:** e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
1.	Date this designation approved, submitted, or planned for submission:
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6.	Number of units affected: 100
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required?	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 % <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table?

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

- Yes** **No**: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

The exact list of additional criteria is not yet determined but may include:

1. Limitation to graduates of “FSS” Program
2. Requirement for more than one year of employment
3. Utilization in Stamford only

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (I)]

Housing Authority of the City of Stamford is a high performing agency. No information is required for Section 12.

STATEMENT ON RESIDENT PROGRAMS

The **Housing Authority of the City of Stamford** continues to commit to working with the Resident Organizations and community agencies to further programs and services that will support and encourage economic development and financial independence throughout the HACS's developments and the City of Stamford. There is a large array of programs and services operating within the City that are utilized by HACS residents. The Housing Authority of the City of Stamford supports these agencies by providing space to involve HACS residents in their programs and services, and established services on-site at the Authority's developments.

To the extent that HACS residents are required to perform Community Service functions under HUD regulations, the Stamford Housing Authority will design and manage Community Service assignments that can be performed with dignity and that will support child education, economic opportunities and public safety.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

DD/MM/YY

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs

- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/ random selection/ specific criteria/ other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes** No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes** No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes** No: This PHDEP Plan is an Attachment. (Attachment Filename: CT07b01)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

The open finding pertains to use of federal funds to address operational cash flow problems with the state-aided moderate housing program. This commingling of funds has ceased and steps are being taken to have the state-aided program reimburse the revolving fund.

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. **Yes** **No**: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name) CT07d01
 Provided below:

3. In what manner did the PHA address those comments? (Select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments. List changes below:
 Other: (list below)

Comments were considered. Some clarification of existing goals and objectives were made but not changed from their original intent. In addition, several boxes were corrected for errata and additional information as the draft was refined through throughout the comment period. SEE THE ACTUAL LIST OF COMMENTS AND RESPONSES PROVIDED AS ATTACHMENT D.

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

1. **Yes** **No**: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. **Yes** **No**: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.**
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.**
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.**
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)**

This is a transition year between the old Consolidated Plan and the new Five-Year Update. It is clear from discussions with the City that redevelopment of the West End is a City Priority. Fairfield Court, which is the subject of a HOPE VI Application for this year is located in the West End.

Other: (list below)

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

D. Other Information Required by HUD

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

The Housing Authority of the City of Stamford considers a major change in the content of the HAP to consist of one or more the following:

1. Changes in waiting list preference criteria
2. Implementation of program incentives to increase the number of working households in the program.
3. A change in any open Annual Capital Program that crosses the accumulative 20% of total funds threshold.
4. A decision to submit a major application such as a Demolition/Disposition, Allocation for Designated Housing or HOPE VI application.
5. A decision to request a voluntary conversion of public housing to Section 8 Vouchers.

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. **General Information/History**
2. **PHDEP Plan Goals/Budget**
3. **Milestones**
4. **Certifications**

Section 1: General Information/History

A. Amount of PHDEP Grant \$184,800

B. Eligibility type N1 _____ N2 _____ R X

C. FFY in which funding is requested FY99

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The Program of the Housing Authority of the City of Stamford, Connecticut will use a comprehensive security and preventive based approach to reduce drug related crime. The summer recreation programs for Fairfield Court and Southfield Village children using the City of Stamford's Parks and Recreation programs will be continued and we will pursue efforts to develop a combination boxing program/learning center for public housing youth with the collaboration of the Stamford Police in which children will need to maintain a certain average and complete homework assignments in order to participate. Educational scholarships will provide motivation and support for the youth. A contract security firm will address the safety and security concerns at Stamford Manor, an elderly development, by continuing to provide service officers. These efforts represent a collaborative response to a community need.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Southfield Village/Southfield Village North	246	
Fairfield Court	146	228
Stamford Manor & Addition	215	235
Ursula Park Townhouses	32	82
Lawn Avenue Townhouses	20	76

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ 12 Months X 18 Months _____ 24 Months _____
 Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	\$328,800	CT26DEP0070195	\$ 0.00		
FY 1996	None	None			
FY 1997	\$252,000	CT26DEP0070197	\$ 0.00		
FY1998	\$252,000	CT26DEP0070198	\$ 167,764		3/01
FY 1999	\$184,800	CT26DEP0070199	\$ 184,800		3/02

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

- 1. Continuing the Contract Security Program at Stamford Manor (\$23,500)**
- 2. Continue the summer recreation program for Fairfield Court and Southfield Village children using the City of Stamford's Parks and Recreation programs; collaborate with the Stamford Police Department and Board of Education to offer supervised recreation activities after summer school for public housing children (\$33,000)**
- 3. Continue a boxing program for the youth at Fairfield Court and Southfield Village, with the collaboration of the Stamford Police (\$28,000)**
- 4. Offering varied recreational activities at Chester Addison Center for Southfield Village children (\$17,300)**
- 5. Continuing funding for After school Homework Clubs (\$15,000)**
- 6. Scholarships of \$250 each to selected high school seniors for SAT preparation course (\$1,000)**
- 7. Educational scholarships of \$500 each to residents pursuing their education at Accredited institutions of higher learning (\$2,000)**
- 8. Establish a Jobs Program to maintain a Job Bank and a Database of Residents' Skills (\$30,000)**
- 9. Continuing funding PHDEP position for Grant Administration (\$30,000)**
- 10. Evaluation and Resident Survey Expenses (\$5,000)**

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY_99_ PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	23,500
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	126,300
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	35,000
TOTAL PHDEP FUNDING	184,800

C. PHDEP Plan Goals and Activities

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$ N/A		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$23,500		
Goal(s)							
Enhance the sense of security in the elderly developments							
Objectives							
<ol style="list-style-type: none"> Increase security services to Elderly Housing Developments by supplementing Stamford Police Baseline coverage with Contract Security Personnel; Increase arrests for drug-related crime, and increase the arrests of drug dealers at targeted developments; Encourage crime reporting and service utilization by residents of the targeted developments. 							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.Contract Security Program at Stamford Manor			1/00	12/00	\$23,500	\$0.00	<ol style="list-style-type: none"> Statistics showing reductions in drug-related crime; Number of resident-initiated complaints showing resident cooperation and involvement; and Annual resident survey demonstrating increased sense of security among residents.

9130 - Employment of Investigators					Total PHDEP Funding: \$ N/A		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$ N/A		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							

9150 - Physical Improvements					Total PHDEP Funding: \$ N/A		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							

9160 - Drug Prevention					Total PHDEP Funding: \$126,300		
Goal(s)	Build the capacity of our youth to resist drugs; and Assist those residents seeking jobs to find and retain meaningful employment						
Objectives	<ol style="list-style-type: none"> 1. Provide youth in the developments with constructive summer recreational opportunities; 2. Develop youngsters' creativity through individual music lessons; 3. Offer safe, supervised after-school activities on and off public housing premises for children residing in low income public housing; 4. Provide development children greater access to personal computers and the Internet; 5. Support post secondary education; and 6. Increase the number of employed and employable adults in the developments. 						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding	Performance Indicators
1. Summer recreation program		Children living in developments	2/00	10/00	\$33,000	\$0.00	1. Recreation participation records.
2. Boxing program		Fairfield Court and Southfield Village youth	1/00	12/00	\$28,000	\$0.00	<ol style="list-style-type: none"> 1. Participation records; 2. School attendance records; 3. Test scores at school.
3. Recreational activities at Chester Addison Center		Children of Southfield Village	1/00	12/00	\$17,300	\$0.00	1. Participation records;
4. After-school homework clubs		Children at two developments, including Fairfield Court	1/00	12/00	\$15,000	\$0.00	<ol style="list-style-type: none"> 1. Attendance records at the Homework Club sites; 2. Attendance records and test scores at school.

5. SAT Preparation Course Scholarships	4	Public Housing residents selected by the SHA and the Stamford Board of Education	1/00	8/00	\$1,000	\$0.00	1. Number of scholarships issued; 2. Schools to which Recipients are accepted.
6. Education Scholarships	4	Public Housing residents selected by the Authority and the Board of Education	3/00	6/00	\$2,000	\$0.00	1. Number of scholarships issued; 2. Progress Reports of Scholarship Recipients.
7. Jobs Program		SHA residents	1/00	12/00	\$30,000	\$0.00	1. Number of participating residents; 2. Number of participating employers; 3. Number of residents promoted as a result of ongoing skill building training.

9170 - Drug Intervention					Total PHDEP Funding: \$ N/A		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							

9180 - Drug Treatment					Total PHDEP Funding: \$ N/A		
Goal(s)							
Objectives							

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							

9190 - Other Program Costs					Total PHDEP Funds: \$35,000		
Goal(s)	Operate the PHDEP Program in a way that will: 1. Reduce drug trafficking and drug related crime in and near Stamford public housing developments; and 2. Collaborate with local governmental departments and social services providers.						
Objectives	Operate the PHDEP Program in a way that will: 1. Enhance the sense of security in the elderly developments; 2. Build the capacity of our youth to resist drugs; and 3. Assist those residents seeking jobs to find and retain meaningful employment.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.PHDEP Coordinator Position for grant administration			1/00	12/00	\$30,000	\$0.00	1. Timely submission of required reports; 2. Effective coordination of program activities; 3. Written periodic monitoring reports of the plan's effectiveness; 4. Reduction in delays in fund draw-downs and timely fund expenditures; 5. Timely close-out by fiscal year; 6. Reduction in audit exceptions; and 7. Timely resolution of audit recommendations.
2.Contracting Evaluation Services and Annual Resident Survey			1/00	12/00	\$5,000	\$0.00	1. Timely submission of required reports; 2. Effective coordination of resident surveys; and 3. Written periodic evaluations of the plan's effectiveness.
3.							

Section 3: Expenditure/Obligation Milestones FY '98 PHDEP Grant

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 1	\$ 6,000		
9120				
9130				
9140				
9150				
9160	Activities 2,4	\$ 58,236		
9170				
9180				
9190	Activities 2,4	\$ 20,000		
TOTAL		\$		\$

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

HACS Responses to RAB Comments

As part of the requirements for the development of the Housing Agency Plan, a Housing Authority is required to design and implement a Resident advisory Board (RAB) Process. In the case of the Housing Authority of the City of Stamford (HACS), the RAB process began with meeting on February 1, 2000 and consisted of six separate meetings. Meetings # 4 & # 5 were held without HACS attendance to afford the RAB the opportunity to develop comments.

Two sets of comments were delivered to HACS, one from each of the two RAB-only sessions. There is a substantial duplication in terms of the content of the comments. In order to avoid lengthy duplication of responses, the Authority has grouped comments whenever a response was deemed sufficient to address the set of comments assigned to it.

To avoid a concern that a comment did not have a response even when it duplicated another comment, we have adopted the following convention:

Comments were provided from the meeting on March 21, 2000 by Connecticut Legal Services (CLS), who was present as one of the technical assistance providers. This is the shorter list and is almost completely subsumed by the second set of comments. These comments were not numbered but do cite pages with the exception of two comments. There are seventeen (17) items presented.

The second set of comments was compiled by an AFL-CIO representative who serves as an affordable housing advocate in Connecticut during a meeting on March 28th. This set consisted of forty-six (46) numbered comments.

The main body of the responses provided below are organized in response to the numbering system from the March 28th set of comments. If there was a corresponding comment from the March 21st set we indicate it by the initials (CLS). We have also provided a section of responses at the end that directly correspond to these comments from March 28th. Because the CLS comments are not numbered, we have restated the comment to avoid any confusion as to which comment the response addresses.

Rather than restate or summarize the questions as is the style that federal agencies use when responding to Public Comment, we have provided the two sets of comments in their original format as exhibits to the HACS responses.

HACS RESPONSES

Comment #1, #41 & #42

The Housing Agency Plan of the Housing Authority of the City Stamford does not relate to the State of Connecticut's Consolidated Plan as prepared by the Department of Economic and Community Development (DECD). The controlling Consolidated Plan for HACS is the City of Stamford's Consolidated Plan. DECD's Consolidated Plan covers use of state funds and is the controlling document for non-entitlement communities. No analysis of the DECD criteria was performed, as it has no direct bearing by statute or regulation on the Housing Agency Plan for Stamford. HACS has reviewed its plan with the City's Community Development Department, which is the local municipal department who develops the City's Consolidated Plan. Despite the explicit limitation that the Housing Agency Plan be consistent with its controlling Consolidated Plan, the Executive Director has participated in review and comment on the State of Connecticut's Consolidated Plan as state-level resources can be obtained in addition to City-level resources for the development and preservation of affordable housing.

Comments #2, #11

These comments appear to confuse the intent as stated in the Five-Year Goals and Objectives to develop asset management plans for each development starting in the fiscal year beginning July 1, 2000 and the Annual Submission and related Five Year (actually years 2-5) Plan that pertains to the Capital Fund Program (formerly the Comprehensive Grant Program). Several items must be considered. The Capital Fund information only applies to the HACS federal public housing program. No analogous documents yet exist for state-aided moderate housing. It is the intent of HACS to proceed with the development of these asset management plans on a rolling basis for all properties under HACS control including the state-aided moderate-income properties. A copy of the Capital Fund documents that cover federal developments only were provided with the draft Housing Agency Plan.

Comments #3 & # 4

There is no requirement that the Authority translate the Housing Agency Plan, which is a submission to HUD like other required policy documents, into languages like Spanish or Creole. The Housing Authority will make copies available in the final version of the Plan at all site offices in addition to the main office as well as a copy at the Main Branch of the Library.

Comment #5

The Authority is committed to providing opportunities for program participants to receive access to training and education materials for issues that have direct impact on their

programs. This could include training on mixed-finance, new regulations, or other information to assist program participants make informed decisions when choices are available to them or when information regarding their rights is needed. The notification in the press refers to legal notices or notices of meetings for which the type of training, education or meetings for community input are appropriate. We have modified the language of Goal 2.C to better reflect the Authority's intent.

Comment #6

The implication of the Section 8 Home-ownership program is two-fold. On the one side, households who otherwise could not afford to be first time homebuyers will now be able to make the transition from being renter to homeowners. On the other side, Section 8 subsidies that would have been used by low-income renters will not be available for use in rental housing. The Section 8 Home-ownership subsidies are the same used for renters.

Comment #7

Although finding units for Section 8 in Stamford is difficult, it is not impossible as evidenced by the approximately 740 renters using Section 8 within the City limits. In addition, there are individuals of low income who may be living in residential situations that would be mitigated by obtaining a subsidy such as adult children living at home or families that are doubled up.

The issue of portability should not be ignored. Households can seek housing in other communities. As to the issue of increasing the number of rental units in which a Section 8 subsidy can be used, the demand for action carried in this comment is a matter for the City to address in through its Consolidated Plan with the Housing Authority providing a supporting role. The Authority is committed to the expansion of the quantity of affordable housing for low and moderate-income households. One mechanism that has proven effective is redevelopment that mixes low income, moderate and market rate. To achieve this kind redevelopment requires programs like HOPE VI or other creative financial pro formas that incorporate the use of project-based Section 8 and Low Income Housing Tax Credits.

Comment #8

The Housing Authority intends to evaluate how a social service non-profit arm of the Authority could assist the agency in obtaining more resources for resident programs. Current HUD grants are limited to the federal developments only, require match dollars of at least 25% (winning applications often show match at 100% to 200%) and present challenges in terms of staffing and program continuity as grant terms expire. A non-profit may be able to assist the Authority in accessing sources of funds for which the Authority itself is not eligible or being a more effective grant applicant by providing match. As to the demand for resident control of the non-profit, the Authority has not determined what if any role in the administration of the non-profit would be suitable for program participants.

Comment #10

The entire Housing Plan is a summary document. HUD dropped the requirement for an Executive Summary of the Plan because of the organization of the template. The Housing Authority cannot determine how to provide even less information than is contained in the Housing Agency Plan and still touch upon all the required topics.

Comment #12

The fair housing documentation referred to by this comment does not exist at this time.

Comment # 13

HACS has not submitted any pending demolition plans that correspond to the Section 18 requirements that this section of the Annual Plan refers. At the current time, there is no intent to submit a Demolition Request for any federal development. Should such a decision be made during the fiscal year, the Authority will reconvene the RAB to amend the Housing Agency Plan. As part of the current Southfield Village HOPE VI, demolition of public housing has occurred. The demolition of these units is part of the overall redevelopment program and was approved by HUD. The specific instructions for the template do not require HOPE VI related demolition to be covered in this section but rather in Section 7.B. of the Annual Plan.

Comments #13, #14 and #16 (CLS)

The Section 8 Waiting List has been closed for 22 months and will be re-opened during the fiscal year starting July 1, 2000. The federal conventional public housing list has been closed 80 months (July of 1992).

The HACS has not tracked income information based on the Application Form as it is unverified and subject to change. Applicants self-certify to income eligibility and only during final application processing does the Authority confirm and enter the information into its database. Therefore, this information is not readily available.

A waiting list of 30 households for the Section 8 SRO is an active list. HACS has just opened a second SRO site, the Metcalf House. Based on average program turnover, 30 households is a seven year waiting list.

The Housing Authority does not keep its lists open at all times to mitigate administrative burden and avoid creating unrealistic expectations for applicants given actual program turnover. This approach is in keeping with common industry practice. If a waiting list is long enough that average turnover rates still would not exhaust the list for two to three years, then continuing to take applications is both an administrative burden and offer false hope to applicants that a unit will be available within a reasonable time frame. By definition, there

will always be a need for affordable housing and there are several other data sources including the trending of census data which can confirm these needs.

Comment #17

The boxes that are requested to be checked pertain to getting vacant units on-line (boxes 1,2 and 3). The Authority has between a 3% and 4% vacancy rate among all its programs. The oldest vacant unit is found in a state-aided moderate-income development and dates to July of 1999. The unit is not habitable because of problems providing heat to the unit.

Contrary to a common belief, the Authority does not leave units vacant as it has an adverse impact on rent collection and the Authority's rating underneath HUD's performance rating systems. Given the population that resides in the HACS stock and industry standards a 3 to 4% vacancy rate is acceptable and even above average for some low-income housing developments. The Authority does not consider checking these boxes to be necessary. As to unchecking box four, the housing Authority is committed to replacing units lost through mixed-finance housing redevelopment whenever possible as see no conflict with any other item covered by the Housing Agency Plan.

Comment #18

Sources for mixed-finance include but are not limited to: Low Income Housing Tax Credits, HOME Funds, AFL-CIO Housing Trust Fund, programs of the Connecticut Housing Finance Agency (CHFA), programs of Fannie Mae and Freddie Mac, 80/20 bond deals, special purpose bonds and private investment.

Comment #19

At the current time, HACS does not intend to submit an Allocation Plan for Designated Housing. This does not mean that the Authority is not considering such a step in the future. Should the Authority decide to submit an Allocation Plan, the RAB will be reconvened and the Housing Agency Plan amended. There are no "current plan" for 26 Main and 22 Clinton other than to manage them as elderly/disabled housing in accordance with HUD program regulations.

Comment #20

HACS has not identified any minorities with disproportionate housing needs.

Comment #21

The consultation referred to is the series of RAB meeting that began on February 1st and which generated this list of comments. The RAB formally meet six times during this period. Four of these sessions were with the Housing Authority and its Housing Agency Plan

consultant to review the Authority's draft sections including the Mission Statement and the current version of the Five-Year Goals & Objectives. Two of these sessions were held with the two different technical assistance providers working with different components of the RAB.

Comment #22

The \$5,200,000 is the budget of HOPE VI funds for the balance of Phase I.

Comment #23

The correct amount is \$133,033. \$85,000 was used for improvements to the Chester Addison Center \$ 27,361 for Insulation at Oak Park, and \$20,672 remains unspent and not available for use since the agreed upon uses for the funds have been addressed. The City at some point in the near future will recapture this unexpended amount.

Comment #24 (CLS)

The three federal elderly/disabled developments were chosen and are the three development referenced in the body of the Annual Plan. At this time, a decision was made to pilot the administrative effectiveness and impact of maintaining site-based lists.

In short, a site-based waiting list increases applicant choice by permitting the household to apply only for a development at which they want to reside and to be on as many lists as they want. Because of the increased choice afforded to the household regarding development location, the Authority will only allow one unit refusal per waiting list. The Authority does want to promote "shopping" of unit locations, which we consider to be an administrative burden.

It should also be noted that Southfield Village, which is the current HOPE VI redevelopment site and will be owned and operated by BCJ in partnership with the residents, will have a site-based waiting list for new applicants once all relocation activities ("right to return") are completed.

Comment #25

Although "over-housed and under-housed" is a status that results in a transfer, the Authority does not make inter-program transfers between federal and state-aided housing. A resident of one program or the other must apply and be taken off the appropriate waiting list. The Housing Authority is not moving people out of Oak Park. In addition, Oak Park is a state-aided moderate-income development and not covered under this plan.

Comment #26

When the Section 8 Waiting List is re-opened, the Authority provides a “lottery card” to interested households. These cards are available at social service agencies and other locations around Stamford. The Authority will consider including the Main Branch of the library and work locations depending upon logistics and agreement by the specific locations.

There are no current plans to include work locations especially as 75% of all new placements from the Section 8 Waiting List must be extremely low-income households. While some working households may qualify as very low income, there is the additional problem of determining which of the hundreds of work sites in Stamford should be provided with the lottery cards and how many cards to provide. Too many locations may create logistical problems for households seeking to be in the lottery as some sites may run out of cards and others which are not easily accessible such as job sites may have a only limited interest. The Authority would be interested in hearing from employers willing to provide public access to any household interested in participating in the lottery in order to better understand how work sites could be added to the set of social service agencies as distribution sites.

Comment #27

Legal Notices are the published notices referred to in terms of public information.

Comment #28

HACS does not have ceiling rents these boxes were checked in error over confusion regarding Flat Rent requirements. These boxes have been corrected.

Comments #29 & # 35

The Housing Authority of the City Stamford (HACS) has been designated a “high performing agency” by the U. S. Department of Housing and Urban Development (HUD) which has oversight authority concerning the HACS’s Federal Programs. For FY 1999, the applicable year for the HACS’s Agency Plans, the Housing Authority was assessed by HUD using its Public Housing Management Assessment Program (PHMAP) Management Operations Indicators.

The PHMAP Indicators are:

1. Vacancy Rate & Unit Turnaround Time
2. Modernization
3. Rents Uncollected
4. Work Orders
5. Annual Inspection of Units & Systems

6. Security
7. Financial Management
8. Resident Services and Community Building

On September 1, 1998, HUD published a final rule that established a new system for the assessment of public housing agencies. The new system, the Public Housing Assessment System (PHAS) expands on the PHMAP system. Under PHAS, HUD evaluates PHA's based on the following four indicators:

1. Physical Condition
2. Financial Condition
3. Management Operations
4. Resident Service and Satisfaction

Most of the former PHMAP System is included in Item # 3, Management Operations. The other three Items are formal expansions of HUD's assessment system.

At the April 4, 2000 Resident Advisory Board (RAB) Meeting a package of materials was handed out to all RAB Members including overviews of the PHMAP and PHAS Systems, and the ways in which they are related.

Comment # 30

A copy of the grievance procedure can be found in each federal lease. Copies were also provided at the April 4th RAB Meeting.

Comment #31

The Authority has hired a consultant to prepare the Fairfield Court Application after receiving Board of Commissioner Approval on March 22, 2000. At the current time, there are no "details" to provide. Once the application and resident consultation process is complete, a copy of the Application will be available for review at the main office.

Comment #32

This is not the correct understanding of this section. The Authority has and will continue to have housing options for elders and for individuals with a disability. The Housing Authority does not intend at the current time to submit an Allocation for Designated Housing which would set-aside specific units for either elders or individuals with a disability on an exclusive basis.

Comment #34

Use of federal public housing for home-ownership entails the permanent loss of that unit to the community as rental stock.

Section 8 home-ownership is only available to a Section 8 household because it requires use of a Section 8 subsidy. The Authority is establishing a preference for federal public housing residents whose incomes are above 30% of median to access the 25% of placements in the Section 8 Program that can be above 30% of median. This program is being limited to 25 slots as a pilot to determine what is required to have an effective program. The number may be increased in the future.

Along related lines, the Authority has already made efforts to connect current conventional program participants with first time home-buying opportunities. In March of this year, the Authority invited families living in both federal and state-aided housing whose income levels would have qualified them for the program to attend an initial meeting. Out of the twenty-six (26) households that were invited, thirteen (13) attended. Eleven (11) households are continuing through the program qualification process. The Authority is monitoring the program. If the outcomes are successful and the participants feel that the specific program model was helpful, the Authority may seek to expend the program among other households as they reach the necessary income and employment levels.

Comment #36

This section is not blank on the draft review copy of the Housing Agency Plan

Comment #37

A copy of the most recent audit was provided at the April 4th RAB meeting.

Comment # 38

A comprehensive stock assessment is part of the development of property-specific asset management strategies. These are physical assessments of the housing stock to help determine the cost of renewal, redesign, code compliance and other physical changes required to make certain that the development have long term viability.

Comment # 39

Yes, this section is being completed as part of the final packaging of the Housing Agency Plan. As to the parenthetical comment about the brevity of the RAB process, we remind the members of the RAB that the process consisted of six (6) formal meetings starting on February 1st, 2000.

Comment #40

The Authority's federal program is not smaller than 250 units that would place the agency under the mandatory threshold for meeting the requirement that one Commissioner be a program participant. In the City of Stamford, Commissioners are appointed. The Connecticut statute further requires that one of the Commissioners be a program

participant. The composition of the Authority's Board of Commissioners is in compliance with this requirement.

Comment #43

All boxes for pertaining to Consistency with the Consolidated Plan should be checked and we have made the necessary changes to the template.

Comment #44

HUD has delegated to each Authority the definition of what constitutes a major change in the Housing Agency Plan and requires that the Authority include this definition in the Plan.

Comment #45

Single dollar amounts are placeholders that allow the Authority to keep the item active in the program should priorities or funding availability change.

Comment #46

When preparing Public Housing Drug Elimination Program (PHDEP) grant applications, Housing Authority staff members meet with HACS residents and Resident Organizations to gather ideas and input. In addition, HACS staff reviews crime statistics and resident survey results for each development. Where the grant program is ongoing, HACS staff also benefits in the planning process from prior years and from observing the types of programs that meet with success.

Drug treatment referrals are an aspect of the HACS's Drug Elimination Program. On the rare occasion that a resident reveals a substance abuse issue, the Authority provides assistance. Rather than providing drug treatment directly, however, it is the position of the Housing Authority that there are agencies in the community already effectively providing drug treatment, and that the Housing Authority's best policy is to make and facilitate referrals to these agencies.

As was indicated by the Housing Authority in the April 4th RAB Meeting, the Housing Authority has attempted to support the implementation of voluntary tenant patrols on about four prior occasions. These initiatives have not been successful. The Housing Authority strongly supports the concept of voluntary tenant patrols, and stands ready to work closely with Resident Organizations interested in developing voluntary tenant patrols.

The Housing Authority does make physical improvements to developments as warranted. The funds for these improvements do not come from the PHDEP grants, however, but are funded as modernization improvements through the Housing Authority's Capital Fund Program (CFP). The Authority welcomes input from federal public housing residents that identify "hot spots" or other areas in need of security.

Review of crime statistics for Stamford Manor indicated that the severity and incidence of crime was more than in and around other developments operated by the Housing Authority. Consequently, it was decided that more security coverage was needed. Current security staffing at Stamford Manor is 14 hours per day, seven days per week. In order to provide this level of security staffing, it was financially necessary to use private security coverage, as opposed to Police Officer coverage, in order to maintain the level of security staffing needed. There is security staffing provided at other developments, at lower numbers of hours per week, using funds from other sources.

Additional Comments from the list prepared by Connecticut Legal Services.

“As far as the chart [on Page 7] goes, why are the spots for extremely low, very low, and low income marked Not applicable?”

The Authority has not tracked this information for households on the waiting list based on the prior administrative requirements for the program and the knowledge that until verified just prior to offers of assistance. N/A stands for not available. The Authority does not have nor tracks current household income until a household is in the final application process.

“Strategies 1 & 2 [on Page 11]: Are there any specific plans being drafted to achieve the goals checked off by HA?” AND “Have any programs been developed yet to implement these strategies?”

Other than the current intent to submit a HOPE VI Application for the Fairfield Court federal public housing development as part of a “west side” neighborhood revitalization effort, no specific plan for a major change to the federal housing stock of the Authority at this time.

The Authority has already and will continue to take steps to enable providing landlords in the Section 8 Program the highest appropriate rents within program limitations. The Authority intends to look at the issue of assistance with housing search. HUD is encouraging regional housing opportunity programs and the Authority would participate in a regional housing search counseling program.

The Authority already meets with local social service agencies on housing issues for individuals with disabilities. These meeting may become more frequent or more specific as the Authority identifies an expanded agenda that would involve the clients of these agencies.

“What specific rent policies are going to be adopted to support work?”

The Authority is interested in implementing ISAs and will research how these savings accounts can be set-up without creating extensive administrative or financial liability to the Authority.

The Authority is also interested in implementing an earned income exclusion of some form or another but additional analysis is required to determine what is the most appropriate form of exclusion. By most appropriate form of exclusion, the Authority is seeking an approach to earned income exclusions that provides the strongest incentive to promote the transition from welfare to work, does not have a strong adverse impact on the Authority (as HUD will not provide any subsidy to make up for a voluntary exclusion), and can be phased out as the household goes from marginal employment to a living wage.

“What are special purpose vouchers, how do they work, who would be eligible for them?”

Special purpose vouchers are Section 8 subsidies that are targeted to a specific population. Current examples include Section 8 Mainstream Program for Individuals with a Disability, Family Unification, Welfare-to-Work. Each program has its own target population. For the target population, they work like regular Section 8 in that there is a waiting list for households that meet the eligibility criteria and each household must find its own unit (albeit with differing levels of assistance). The Authority may be submitting an application for the Section 8 Mainstream Program.

“Is a copy of the ACOP available, and if not, when will it be available?”

The current Admissions and Continued Occupancy Policy (ACOP) is under revision to address the new HUD policies and regulations and the HACS responses to these new requirements. The Authority anticipates taking the new ACOP to the Board within the next sixty (60) days.

“What are the requirements for screening for criminal and drug-related activity?”

The Authority complies with the “one strike” standards established by HUD. The Authority conducts background checks on households. Households with clear histories of drug-related activities or crime of violence going back in some instances as much as 10 years will be required to demonstrate mitigating circumstances.

“Why is there no hardship exemption to the minimum rent policy for Section 8?”

There appears to be confusion about the required hardship exemption and the question concerning a discretionary hardship exemption. This part of the template wants to know if the Authority is going to exceed the basic requirement for a hardship exemption. The Authority is not adopting a discretionary hardship exemption at this time.

“Please explain what an FSS Program is?”

An Family Self-sufficiency (FSS) Program is an initiative to encourage households to obtain training or education as a major step to employment. Once employed, the household is able to set-aside some of their increased earnings in an escrow account that is administered by the Authority. HACS does not administer an actual FSS Program based on the old statutorily based requirement. The language in question has been revised to make clear that FSS is being used as a shorthand for a program that develops individual service plans (ISP) and would look at how an escrow account or Individual Saving Account (ISA) or Individual Development Account (ISD) would be coordinated.

“Flat rents: What are they going to be based on, how will changes on the flat rent be implemented? What guarantee will tenants have that if they opt for a flat rent, the rent won’t suddenly increase? What notification will tenants have of changes to the flat rent?”

The following was presented to RAB members at the April 4th meeting.

Flat Rents are to be set at 95% of the applicable published FMR. HUD publishes a proposed set of Fair Market Rents (FMRs) on or about April 1 of each year. HACS will inform each household subject to flat rent of the proposed FMR and what is the 95% level within 30 day of their publication. On or about October 1 of every year, HUD publishes the final rule on the new FMR’s. HACS will notify of its intent to increase the rent schedule for Flat Rent effective for the following January and effective for the rent payment due January 1. Households will have the option of changing from the “classic” rent determination formula of 30% of adjusted gross income to Flat Rent or the reverse once every 12 months as defined by the date of the last change.

Based on the above statement, households will know that their rents are indexed to 40th percentile of rent for the community and that changes will be based on ample notice. Rents could change within a short period depending upon how close to January a household opts for flat rent, but the household should be aware of an pending change either in general or in specific depending upon the publication of the final FMRs for the applicable period.

**Exhibit One to Attachment D:
RAB Comments from the March 28, 2000
Meeting**

**Exhibit Two to Attachment D:
RAB Comments from the March 21, 2000
Meeting**

Southfield Village CT 7-1

No Work over \$25,000 Planned

Southfield Village N. CT 7-2

No Work over \$25,000 Planned

Fairfield Court CT 7-3

Roof Replacement
Replace Heat Distribution Lines
Replace Electric Distribution Lines
Waterproof Bungalow Building
Replace retaining wall
New High Rise Entrance

Stamford Manor CT 7-4/8

Window Replacement
Electrical Upgrade to 100 AMP Service
Install Flexiwall
Roof Replacement

Quintard Manor CT 7-5

Bathroom Replacement (complete)
Window Replacement
Elevator Upgrade
Electrical Upgrade to 100 AMP Service
Interior Door Replacement
Roof Replacement

Lawn Avenue Townhouses CT 7-7

Sidewalk Replacement
Electrical Upgrade to 100 AMP Service
Bathroom Replacement
Roof Replacement

Connecticut Avenue CT 7-9

Bathroom Replacement
Siding Replacement
Roof Replacement
New Parking Lot

Clinton Manor CT 7-11

Window Replacement
Bathroom Replacement
Reface Building Exterior
Sliding Door Replacement

2001	2002	2003	2004
\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -
\$ 160,000			
\$ 50,000	\$ 100,000		
	\$ 100,000		
	\$ 40,000		
		\$ 40,000	
			\$ 75,000
\$ 100,000	\$ 100,000		
	\$ 50,000	\$ 40,000	
		\$ 50,000	
			\$ 50,000
\$ 25,000			
		\$ 80,000	\$ 80,000
\$ 50,000	\$ 50,000		
	\$ 40,000	\$ 40,000	
			\$ 30,000
			\$ 50,000
\$ 25,000			
	\$ 25,000	\$ 25,000	
			\$ 70,000
			\$ 25,000
25,000			
25,000			
			40,000
			25,000
\$ 125,000	\$ 125,000		
		\$ 100,000	
\$ 400,000	\$ 400,000		
		\$ 55,000	

Compactor Replacement
 Electrical Upgrade to 100 AMP Service
 Boiler Replacement
 Elevator Upgrade
 Replace Sump Pumps

			\$ 30,000
		\$ 100,000	
			\$ 100,000
		\$ 120,000	
			\$ 40,000

Ursula Park Townhouses CT 7-16

Boiler Replacement
 Siding Replacement
 DHW Tank Replacement
 Electrical Upgrade to 100 AMP Service
 Roof Replacement
 Kitchen Upgrade
 Bathroom Upgrade

\$ 25,000			
		\$ 25,000	
\$ 25,000			
	\$ 40,000		
		\$ 30,000	
			\$ 25,000
			\$ 25,000

Conn. Commons/Sheriden Mews CT 7-17

Boiler Replacement
 Roof Replacement
 Siding Replacement

	\$ 25,000		
		\$ 25,000	
		\$ 25,000	

Scattered Site CT 7-18

No Work over \$25,000 Planned

\$ -	\$ -	\$ -	\$ -
------	------	------	------

Southfield Village CT 7-1

No Work over \$25,000 Planned

Southfield Village N. CT 7-2

No Work over \$25,000 Planned

Fairfield Court CT 7-3

Roof Replacement
 Replace Heat Distribution Lines
 Replace Electric Distribution Lines
 Waterproof Bungalow Building
 Replace retaining wall
 New High Rise Entrance

Stamford Manor CT 7-4/8

Window Replacement
 Electrical Upgrade to 100 AMP Service
 Install Flexiwall
 Roof Replacement

Quintard Manor CT 7-5

Bathroom Replacement (complete)
 Window Replacement
 Elevator Upgrade
 Electrical Upgrade to 100 AMP Service
 Interior Door Replacement
 Roof Replacement

Lawn Avenue Townhouses CT 7-7

Sidewalk Replacement
 Electrical Upgrade to 100 AMP Service
 Bathroom Replacement
 Roof Replacement

Connecticut Avenue CT 7-9

Bathroom Replacement
 Siding Replacement
 Roof Replacement
 New Parking Lot

Clinton Manor CT 7-11

Window Replacement
 Bathroom Replacement
 Reface Building Exterior
 Sliding Door Replacement

2001	2002	2003	2004
------	------	------	------

\$ -	\$ -	\$ -	\$ -
------	------	------	------

\$ -	\$ -	\$ -	\$ -
------	------	------	------

\$ 160,000			
\$ 50,000	\$ 100,000		
	\$ 100,000		
	\$ 40,000		
		\$ 40,000	
			\$ 75,000

\$ 100,000	\$ 100,000		
	\$ 50,000	\$ 40,000	
		\$ 50,000	
			\$ 50,000

\$ 25,000			
		\$ 80,000	\$ 80,000
\$ 50,000	\$ 50,000		
	\$ 40,000	\$ 40,000	
			\$ 30,000
			\$ 50,000

\$ 25,000			
	\$ 25,000	\$ 25,000	
			\$ 70,000
			\$ 25,000

25,000			
25,000			
			40,000
			25,000

\$ 125,000	\$ 125,000		
		\$ 100,000	
\$ 400,000	\$ 400,000		
		\$ 55,000	

Compactor Replacement
 Electrical Upgrade to 100 AMP Service
 Boiler Replacement
 Elevator Upgrade
 Replace Sump Pumps

			\$ 30,000
		\$ 100,000	
			\$ 100,000
		\$ 120,000	
			\$ 40,000

Ursula Park Townhouses CT 7-16

Boiler Replacement
 Siding Replacement
 DHW Tank Replacement
 Electrical Upgrade to 100 AMP Service
 Roof Replacement
 Kitchen Upgrade
 Bathroom Upgrade

\$ 25,000			
		\$ 25,000	
\$ 25,000			
	\$ 40,000		
		\$ 30,000	
			\$ 25,000
			\$ 25,000

Conn. Commons/Sheriden Mews CT 7-17

Boiler Replacement
 Roof Replacement
 Siding Replacement

	\$ 25,000		
		\$ 25,000	
		\$ 25,000	

Scattered Site CT 7-18

No Work over \$25,000 Planned

\$ -	\$ -	\$ -	\$ -
------	------	------	------