

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

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# Housing Authority of the City of Stamford

## Year 5 PHA Plan

5-Year Plan for Fiscal Years 2008 - 2012  
Annual Plan for Fiscal Year 2008

**File “CT007v01”**

## PHA Plan Agency Identification

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

**PHA Number:** CT-07

**PHA Fiscal Year Beginning:** 07/2008

### 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 2008 - 2012**  
[24 CFR Part 903.5]

**A. Mission**

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

**Housing Authority of the City of Stamford**  
**Major Agency Goals & Objectives**  
**Five Year Rolling Plan**

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

**Short Term (12 to 24 months)**

1. Implement predevelopment process for Vidal Court, a state-aided housing development
2. Initiate feasibility study for recapitalization or revitalization of one or more major state assisted housing facilities
3. Complete Fairfield Court HOPE VI Phase II
4. Implement proposed conversion of Clinton Manor (CT 7-11) and Quintard Manor (CT 7-5) into Project-based Section Housing Choice Voucher developments.
5. Initiate feasibility study for replacement of one or more state or federal senior housing developments

**Medium Term (25 to 48 months)**

1. Complete Fairfield Court HOPE VI Phase III and Homeownership Phase IV
2. Implement recapitalization or revitalization of next major state assisted housing redevelopment project
3. Continue Vidal Court redevelopment process
4. Identify existing multi-family housing development suitable for acquisition
5. If appropriate, initiate predevelopment activities concerning replacement of one or more state or federal senior housing developments
6. Complete conversion of Clinton Manor (CT 7-11) and Quintard Manor (CT 7- 5) into Project-based Section 8 Housing Choice Voucher developments.

**Long Term (49+ months)**

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

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

### **Short Term (12 to 24 months)**

1. Design and implement new resident orientation program using a combination of video and live person presentations that reflects the agency's Family First Program goals.
2. Review administrative procedures for verification of income and program eligibility determinations to identify improvements to tracking systems for meeting third party verification requirements.
3. Develop accessible communication policy and procedures to address both Section 504 and Limited English Proficiency requirements. Train staff on their role and proper practices.
4. Design and implement a Resident Handbook that explains lease requirements, house rules & procedures, and community service requirements suitable for use in mixed-income developments.
5. Modify existing rent collection procedures to better balance customer service with the essential function of collecting rents (e.g. implement and promote use of Electronic Funds Transfer by residents).
6. Implement a web portal that provides information to the general public, vendors seeking procurement opportunities, and program participants. Determine if this web portal can provide site-based staff with secure access to other IT modules.

### **Medium Term (25 to 48 months)**

1. Develop IT capacity to provide information on waiting list status via the internet.
2. Update Quality Control Plan and assessment standards.

### **Long Term (49+ months)**

None

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

### **Short Term (12 to 24 months)**

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

### **Medium Term (25 to 48 months)**

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

### **Long Term (49+ months)**

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

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

### **Short Term (12 to 24 months)**

1. Continue to provide staff training and exposure to the full functionality of the current IT and related information management systems.
2. Assess technology improvements for site offices including such items as Voice over Internet Protocol (VOIP).
3. Implement a web portal that provides information to and solicits input from program participants.

### **Medium Term (25 to 48 months)**

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

### **Long Term (49+ months)**

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

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

### **Short Term (12 to 24 months)**

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

### **Medium Term (25 to 48 months)**

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

### **Long Term (49+ months)**

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



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

### **Short Term (12 to 24 months)**

1. Determine feasibility of expanding use of surveillance technology in the portfolio and develop long range plan to increase reliance on technology and reduce reliance on human resources.
2. Integrate multiple sites (both existing and newly developed) into single point of entry monitoring and access control systems.

### **Medium Term (25 to 48 months)**

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

### **Long Term (49+ months)**

1. Evaluate effectiveness of security technology versus human resources.

## **G) Expand Home-ownership Program**

### **Short Term (12 to 24 months)**

1. Develop marketing program concerning Family Self-Sufficiency Program and agency identified enhancement for use of escrow accounts for home down payment.
2. Review potential use of Replacement Housing Factor (RHF) to create a Section 32 public housing homeownership Program, and commence implementation if feasible.
3. Identify sources of home-ownership "product" that include both agency developed product and third party product both within Stamford and in the surrounding communities.
4. Continue outreach, screening and homeownership counseling initiative through Fairfield Court HOPE VI program to create a pool of eligible homebuyers.
5. Market HOPE VI newly constructed units and down-payment assistance funding. Close on a total of 45 units within the HOPE VI home-ownership program.
6. Review options for employer-assisted homeownership initiative

### **Medium Term (25 to 48 months)**

1. Complete homeownership counseling program and commence post-purchase follow up.
2. Close on 36 down payment assistance loans within the HOPE VI home-ownership program.
3. Obtain additional sources of down-payment assistance loans and capital financing for additional units
4. If appropriate, implement Replacement Housing Factor (RHF) funded Section 32 public housing homeownership program
5. If appropriate, implement employer-assisted homeownership initiative

### **Long Term (49+ months)**

1. Implement a non-HOPE VI home-ownership program with an average closing rate of one home per month.

**Annual PHA Plan**  
**PHA Fiscal Year 2008**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

Troubled Agency Plan

**Summary of the Annual PHA Plan and Past Year Activities**

**See Attachment C**

## Annual Plan Table of Contents

### Annual Plan

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### Attachments

#### Required Attachments:

- Admissions Policy for Deconcentration (**NOT APPLICABLE**)
- FY 2008 Capital Fund Program Annual Statement (Attachment A)**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

#### Optional Attachments:

- PHA Management Organizational Chart**

**FY 2008 Capital Fund Program 5 Year Action Plan (Attachment A)**

**Performance & Evaluation Reports for 2004, 2005, 2006 & 2007 (Attachment B)**

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

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

### Supporting Documents Available for Review

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

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	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
Pending Submission	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans <i>HOPE VI Homeownership Plan</i>	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program. <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
Draft	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Voluntary Conversion Analysis	

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location
Income <= 30% of AMI	7,982	5	5	5	3	3	4
Income >30% but <=50% of AMI	6,098	5	5	4	3	3	4
Income >50% but <80% of AMI	2,755	5	5	3	3	3	4
Elderly	3,208	5	5	3	3	2	3
Families with Disabilities	N/A	5	5	3	3	3	4
White	76,315	2	3	3	3	3	3
Afro-American	18,249	3	4	3	3	3	3
Hispanic	10,562	3	4	3	3	3	3
Asian	2,683	2	4	3	3	3	3

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

- Consolidated Plan of the Jurisdiction/s**  
Indicate year: **2000**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset**
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

<b>Housing Needs of Families on the Waiting List (as of 2/08)</b>			
Waiting list type: (select one) <input checked="" type="checkbox"/> <b>Section 8 tenant-based assistance</b> <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	296		
Extremely low income <=30% AMI	252	86%	
Very low income (>30% but <=50% AMI)	42	14%	
Low income (>50% but <80% AMI)	2	<1%	
Families with children	179	61%	
Elderly families	39	13%	
Families with Disabilities	9	3%	
White	52	18%	
Afro-American	179	60%	
Hispanic	63	21%	
Asian/Islanders	1	<1%	
Other	1	<1%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>Yes</b> If yes: How long has it been closed (# of months)? <b>XX Months</b> Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> <b>No</b> <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>Yes (Lease in Place)</b>			



Housing Needs of Families on the Waiting List (as of 2/07)			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> <b>Section 8 Moderate Rehab</b>			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	102		
Extremely low income <=30% AMI	99	94%	
Very low income (>30% but <=50% AMI)	3	6%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	0	0%	
Elderly families	6	3%	
Families with Disabilities	13	8%	
White	16	16%	
Afro-American	73	66%	
Hispanic	10	16%	
Asian	3	2%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> <b>No</b> <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <b>N/A</b>			
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 (as of 2/07)			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> <b>Section 8 SRO</b>			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	99		<1%
Extremely low income <=30% AMI	91	98%	
Very low income (>30% but <=50% AMI)	8	2%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	0	0%	
Elderly families	7	3%	
Families with Disabilities	15	17%	
White	27	23%	
Afro-American	60	61%	
Hispanic	11	12%	
Asian	1	4%	
Other	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> <b>No</b> <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <b>N/A</b>			
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 (as of 2/07)			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8			
<input checked="" type="checkbox"/> <b>Public Housing</b>			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	319		
Extremely low income <=30% AMI	289	91%	
Very low income (>30% but <=50% AMI)	29	9%	
Low income (>50% but <80% AMI)	1	0%	
Families with children	121	37%	
Elderly families	88	31%	
Families with Disabilities	98	35%	
White	66	20%	
Afro-American	187	57%	
Hispanic	59	20%	
Asian/Pacific Island	7	3%	
Other	0	0%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (for 2 & 3 Br Units only)			
If yes:			
How long has it been closed (# of months)? <b>&gt;36 Months</b>			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> <b>No</b> <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>Yes (elderly/disabled)</b>			

## C. Strategy for Addressing Needs

### (1) Strategies

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

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

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

**Implementing a new Preference for the Section 8 Program for income eligible households at risk of displacement to lease in place.**

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

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

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

**Amend Section 8 Admin Plan to allow and promote use of project-based vouchers in neighborhoods that are under a comprehensive revitalization and at other mixed-finance developments.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Authority will continue to implement a Project-based Section 8 Program (PBV) track designed to work tandem with other sources of affordable housing finance.

Given the historic under-funding of modernization, the Authority will be looking at ways to leverage resources to redevelop its public housing portfolio. Re-establishing a stable and viable federal housing portfolio is a major priority for the Authority over the development of incremental units but will not preclude supporting opportunities to assist other entities in the expansion of affordable housing in Stamford.

**(2) Reasons for Selecting Strategies**

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

- Funding constraints**
- Staffing constraints**
- Limited availability of sites for assisted housing**

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

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

[24 CFR Part 903.7 9 (b)]

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2007 grants)</b>		
a) Public Housing Operating Fund	\$ 3,210,990	
b) Public Housing Capital Fund	\$ 983,392	
c) HOPE VI Revitalization	\$ 6,769,324	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 20,098,245	
f) Resident Opportunity and Self-Sufficiency Grants	\$ 63,000	
g) Community Development Block Grant	\$237,350	Elevators/Security
h) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (un-obligated funds only)</b>		
Capital Fund 2006	\$ 121,393	Mod/Operations
Capital Fund 2007	\$ 200,000	Mod/Operations
<b>3. Public Housing Dwelling Rental Income</b>		
Rent Roll & Fees	\$ 1,628,953	Operating Expenses
<b>4. Other income</b>		
<b>5. Non-federal sources</b>		
Moderate Rent (State Program)	\$ 4,681,032	Operating Expenses
State Elderly	\$ 213,167	Operating Expenses
State Congregate	\$ 473,495	Operating Expenses
<b>Total resources</b>	<b>\$ 31,914,617</b>	



### **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)

The HACS has implemented language required under the Title VI of the Violence against Women Act (VAWA) that will allow for domestic violence to be considered as a mitigating factor not only for screening but all situations in which a household might lose its access to subsidized housing.

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

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

**Community-wide list** (for all developments not subject to a development-specific waiting list)

- Sub-jurisdictional lists
- Site-based waiting lists** (For elderly/disabled developments only & Southwood Square and Fairfield Court phases)
- Other (describe)

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

- PHA main administrative office**
- PHA development site management office**  
**(Southwood Square and Fairfield Court phases)**
- Other (list below)

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

1. How many site-based waiting lists will the PHA operate in the coming year? Four (4)

2.  Yes  **No:** Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? If yes, how many lists? One (1)

3.  **Yes**  **No:** May families be on more than one list simultaneously? If yes, how many lists? Four (4)

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

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

### **(3) Assignment**

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

- One**
- Two
- Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

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

- 1) Overhoused or underhoused by a degree of two bedrooms.**  
**2) Resident of a Stamford HOPE VI that opt to transfer to another public housing development.**

c. Preferences

1.  **Yes**  **No:** Has the PHA established preferences for admission to public housing (other than date and time of application)?  
(If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

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

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

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

**All other applicants are standard.**

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

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

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

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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

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

**(6) Deconcentration and Income Mixing**

a.  **Yes**  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

- b.  Yes  **No:** Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>

## 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.

The HACS is implementing language required under the Title VI of the Violence against Women Act (VAWA) that will allow for domestic violence to be considered as a mitigating factor not only for screening but all situations in which a household might lose its access to subsidized housing. The Authority is also developing notices for landlords as to the applicability of VAWA to HACS Housing Choice Voucher Program Administration.



**(2) Waiting List Organization**

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

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

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

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

**(3) Search Time**

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

If yes, state circumstances below:

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

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

**See Chart that summarizes the Section 8 Preference System.**

	<b>Category A (50%)</b>	<b>Category B (50%)</b>
P 00 2 points	Other government subsidized program participants who currently reside in Stamford and are <u>at risk of displacement</u> due to programmatic restrictions.	Households who are able to lease in place and meet all other eligibility criteria
P 01 2 points	City of Stamford disaster (fire, flood, earthquake, etc.) victims	
P 02 2 points	<u>Applicants or residents</u> of Senior Public Housing under the age of 62 who will benefit from a service enriched supportive service environment.	
P 02 2 points	Residents of units condemned by the Stamford Health Department for reasons beyond their control.	
P 03 2 points	Public Safety: households for which a court or law enforcement agency has determined that a need for relocation is required as a matter of public safety. This category includes victims of hate crimes and households that are a part of a Witness Protection Program or a similar program,	

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

**SEE TABLE ABOVE FOR ASSIGNED POINTS**

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

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

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

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

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

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

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

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

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

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

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

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

[24 CFR Part 903.7 9 (d)]

### **A. Public Housing**

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

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

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families

**Other (describe below)**

**10% of earned income from wages when not already excluded or reduced by training income exclusions or self-sufficiency incentives.**

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No**

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

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

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

f. Rent re-determinations:

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

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

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

## **(2) Flat Rents**

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

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

Information obtained from realtors

## B. Section 8 Tenant-Based Assistance

### (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)

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

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

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

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

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

- Annually**
- Other (list below)

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

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



**(2) Minimum Rent**

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

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

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

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

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

Describe the PHA's management structure and organization.

(select one)

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

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

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	805	5 to 8%
Section 8 Housing Choice Vouchers	966	Approx. 5%
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Other Federal Programs(list individually)		
	N/A	

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

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

#### **(1) Public Housing Maintenance and Management: (list below)**

Admission & Continued Occupancy  
Maintenance Fees & Charge-backs  
Public Housing Lease  
Grievance Policy & Procedure

#### **(2) Section 8 Management: (list below)**

Section 8 Administrative Plan

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

### **A. Public Housing**

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

If yes, list additions to federal requirements below:

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

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

### **B. Section 8 Tenant-Based Assistance**

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

If yes, list additions to federal requirements below:

**The Housing Authority has implemented a Hearing Officer model to replace the prior approach that relied on Commissioners. This exceeds HUD requirements for the Section 8 Program and treats the Section 8 Program in an identical manner as the federal public housing program.**

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

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

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

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

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

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

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment A.**
- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

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

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

1. Development name: Southfield Village
2. Development (project) number: CT 7-01
3. Status of grant: (select the statement that best describes the current status)
  - Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved
  - Activities pursuant to an approved Revitalization Plan completed; project closeout is underway**

1. Development name: Fairfield Court
2. Development (project) number: CT 7-03
3. Status of grant: (select the statement that best describes the current status)
  - Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved
  - Activities pursuant to an approved Revitalization Plan underway**

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

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

**Not other than that associated with our current HOPE VI**

- 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: <b>Stamford Manor</b>	
1b. Development (project) number: <b>CT 7 4/8</b>	
2. Activity type: Demolition <input type="checkbox"/>	
<b>Disposition</b> <input checked="" type="checkbox"/> (The Authority has current plans to exchange some vacant land with the City in part to improve parking at the development.)	
3. Application status (select one)	
<b>Approved</b> <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application submitted: <b>3/15/06</b>	
5. Number of units affected <b>NONE</b>	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> <b>Part of the development</b> (transfer of vacant land)	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: July 1, 2006	
b. Projected end date of activity: December 31, 2007	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Fairfield Court</b>
1b. Development (project) number:	<b>CT 7</b>
2. Activity type:	Demolition <input type="checkbox"/> <b>Disposition</b> <input checked="" type="checkbox"/> <b>(98 Year Ground Lease)</b>
3. Application status (select one)	<b>Approved</b> <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<b>6/1/07</b>
5. Number of units affected:	
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> <b>Total development</b>
7. Timeline for activity:	a. Actual or projected start date of activity: <b>October 1, 2007</b> b. Projected end date of activity: <b>December 31, 2009</b>



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

[24 CFR Part 903.7 9 (i)]

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

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

### 2. Activity Description

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

The Authority may engage in a planning process to determine if a designation strategy to allocate units for elders only is necessary and appropriate. At this time any description of an exact strategy or assumption that an Allocation Plan for Designated Housing will be submitted to HUD is premature. However, during the fiscal year an Allocation Plan may be submitted for Stamford Manor that will result in some yet to be determined percentage of units being set-aside for elders only. The development of this Plan will be done in consultation with the pertinent organizations and the RAB BUT is not considered a major amendment to the Housing Agency Plan based on its inclusion here and the language of the definition of an issue requiring an amendment to the Plan.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name: <b>Stamford Manor</b>	
1b. Development (project) number: <b>CT 7-4/8</b>	
2. Designation type:	<b>Occupancy by only the elderly</b> <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> <b>Planned application</b> <input checked="" type="checkbox"/>
1.	Date this designation approved, submitted, or planned for submission: <b>Not Known</b>
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> <b>New Designation Plan</b> <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6.	Number of units affected:
7. Coverage of action (select one)	<input checked="" type="checkbox"/> <b>Part of the development</b> <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.

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

**Component 10 (B) Voluntary Conversion Initial Assessments**

- a. How many of the PHA’s developments are subject to the Required Initial Assessments?

**Five**

- b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

**Two**

- c. How many Assessments were conducted for the PHA’s covered developments?

**Five**

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
NONE	

- d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

**The HACS has been requested by the Resident Council of Clinton Manor (CT 7-11) to work with them on development of a Plan that would permit the comprehensive modernization of the property and actions required to assure the long term viability of the development as affordable housing. Part of this feasibility analysis with input from the residents will consider conversion as one option to achieving the residents goals of upgrading and preserving their housing.**

**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**

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?

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

The HACS is looking at the feasibility of using Replacement Housing Factor (RHF) to produce public housing units suitable for home-ownership. A Section 32 HO Plan may be submitted during the fiscal year covered by this Housing Agency Plan.

## B. Section 8 Tenant Based Assistance

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

### 2. Program Description:

#### a. Size of Program

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

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

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

#### b. PHA-established eligibility criteria

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

If yes, list criteria below:

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

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

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

[24 CFR Part 903.7 9 (l)]

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

1. Cooperative agreements:

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

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

DD/MM/YY

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)**
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

### **B. Services and programs offered to residents and participants**

#### **(1) General**

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/ random selection/ specific criteria/ other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Financial Literacy Program</i>	<i>25</i>	<i>N/A</i>	<i>Main Office Referral</i>	<i>Both</i>

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

a. Participation Description

**The Authority is implementing a voluntary FSS Program which is intended to be coordinated with redevelopment activities conducted by the agency.**

**This program’s Action Plan is being finalized and it is anticipated will be implemented sometime during the first quarters of FY 2008.**

**The Authority has received funding for a Public Housing Program FSS Coordinator.**

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Program Size	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	Goal of 35 participants	
Section 8	Goal of 25 participants	

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



### **C. Welfare Benefit Reductions**

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

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

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

**THE AUTHORITY HAS DEVELOPED A COMMUNITY SERVICE POLICY AND IT IS INCORPORATED IN THE ACOP.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**This varies from month to month. Different developments have different issues at different times.**

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

[24 CFR Part 903.7 9 (n)]

**The Authority has developed a Model Pet Policy which is then negotiated with each property.**

**This Policy has been adopted for Southwood Square, Fairfield Court phases and other developments. The goal is to have a policy and set of procedures that are uniform by type of pet but still give residents the right to determine if they wish to prohibit a specific breed of pet and set limits on how many pets and of what type.**

## **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?
  
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)**

**At the request of the resident leadership of Clinton Manor (CT 7-11), the HACS will be looking at the feasibility of financing alternatives including conversion as a means to implement a comprehensive modernization of the development and to assure the long term viability of the development as affordable housing.**

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

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

1.  Yes  **No:** Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
  
2.  Yes  **No:** Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)
  
3. Description of Resident Election Process
  - a. Nomination of candidates for place on the ballot: (select all that apply)  
 Candidates were nominated by resident and assisted family organizations  
 Candidates could be nominated by any adult recipient of PHA assistance  
 Self-nomination: Candidates registered with the PHA and requested a place on ballot  
 **Other: A resident Commissioner was appointed by the Mayor of Stamford**
  
  - b. Eligible candidates: (select one)  
 Any recipient of PHA assistance



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

c. Eligible voters: (select all that apply)

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

**C. Statement of Consistency with the Consolidated Plan**

1. Consolidated Plan jurisdiction: **City of Stamford**

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

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

**Redevelopment of the West End is a City Priority.**

- Other: (list below)

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

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

The Housing Authority of the City of Stamford considers a major change in the content of the HAP for the fiscal year starting 7/1/07 to consist of one or more the following:

1. Implementation of program incentives to increase the number of working households in the program.
2. A decision to submit a major application such as a Demolition/Disposition Application.
3. A decision to request a voluntary conversion of public housing to Section 8 Vouchers.

For this fiscal year, the following actions are **NOT** to be considered major changes. These matters have been discussed with the RAB as part of the process resulting in the baseline Housing Agency Plan for 2007.

1. Submission of an Allocation Plan for Designated Housing
2. Submission of a Conversion Plan for Clinton Manor (CT 7-11) or Quintard Manor (CT 7-5)
3. Revisions to the Section 8 Administrative Plan to address program integrity, customer service and to implement policies and procedures to improve management of program utilization levels.
4. Revisions to the ACOP to address program integrity and improve customer service.
5. Decisions to open a waiting list for a specific period of time.
6. Changes in the Capital Plan.



# RAB Membership and Addresses

Last Name	First Name	Street	CITY	STATE	ZIP	PHONE
Blake	Shirley	23 Connecticut B-2	Stamford	CT	06902	323-5563
Fleming	Erika	1 Lawn Ave #A-4	Stamford	CT	06902	353-0188
Haynes	Marion	22 Clinton Ave 5A	Stamford	CT	06902	323-6383
Johnson	Patricia	1 Oscar St	Stamford	CT	06906	708-8900, X203
Perry	Sylvia	26 Main St #5J	Stamford	CT	06902	973-0386
Glenn	Robin	162 Ursula Pl #4	Stamford	CT	06902	355-0213
McLeod	Bernest	25 Taylor Street #31	Stamford	CT	06902	969-6284
Mikel	Blondyne	36 Southwood Dr#1	Stamford	CT	06902	569-3802
Hunter	Donald	39 Sheridan Street	Stamford	CT	06902	274-5433

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number: Capital Fund Program Grant No: CT 26-P007-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2008</b>
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Original Annual Statement     
  Reserve for Disasters/ Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	196,678			
3	1408 Management Improvements	196,678			
4	1410 Administration	98,339			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	431,647			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	10,050			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	20,000			
21	Amount of Annual Grant: (sum of lines 2 – 20)	983,392			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	30,000			
24	Amount of line 21 Related to Security – Soft Costs	125,326			
25	Amount of Line 21 Related to Security – Hard Costs	141,647			
26	Amount of line 21 Related to Energy Conservation Measures	36,697			

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

PHA Name: <b>Housing Authority of the City of Stamford</b>		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-08 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2008</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Southwood Sq. CT 7-1	Misc. Items	1460		0				
Southwood Sq. North CT 7-2	Misc. Items	1460		0				
Fairfield Court CT 7-3	Roof Replacement	1460		0				
Stamford Manor CT 7-4/8	Entrance lobby	1460		141,647				
	Elevator	1460		0				
	504 handicap accessibility	1460		30,000				
	Roof Replacement	1460		50,000				
	Brick Repair (cont.)	1460		20,000				
	Sprinkler line replacement (cont.)	1460		50,000				
Quintard Manor CT 7-5	Water Heater Replacement	1460		0				
Conn. Ave. CT 7-9	Window Replacement	1460		0				

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

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Clinton Manor CT 7-11	Window Replacement Domestic Water	1460 1460		10,000 0				
Ursula Park Townhouses CT 7-16	Boiler Replacement Paint & Replace Siding	1460 1460		26,697 0				
Elderly Dev. CT 7-4/8, 7-5, 7-11	Turnover, Replace Floor, Closet Doors, Windows, Paint, Sinks	1460		90,000				
CT 7-18	New Roof	1460		13,303				

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

PHA Name: STAMFORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT26-P007-501-08 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	MANAGEMENT IMPROVEMENTS	1408						
	Security Service - Elderly			100,326				
	Modernization Construction Specialist			50,000				
	New Phone System			21,352				
	Computer Software			0				
	Police Patrols			25,000				
HA-Wide	ADMINISTRATION	1410						
	Modernization -- Salaries			98,339				
HA-Wide	FEES & COSTS	1430						
	Architect & Engineer Fees			30,000				



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

PHA Name: Housing Authority of the City of Stamford	Grant Type and Number Capital Fund Program No: CT 26P007-501-08 Replacement Housing Factor No:	Federal FY of Grant: 2008
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CT 7-1	9/30/10			9/30/12			
CT 7-2	9/30/10			9/30/12			
CT 7-3	9/30/10			9/30/12			
CT 7-4/8	9/30/10			9/30/12			
CT 7-5	9/30/10			9/30/12			
CT 7-7	9/30/10			9/30/12			
CT 7-9	9/30/10			9/30/12			
CT 7-11	9/30/10			9/30/12			
CT 7-16	9/30/10			9/30/12			
CT 7-17	9/30/10			9/30/12			
CT 7-18	9/30/10			9/30/12			
HA WIDE	9/30/10			9/30/12			

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name		Housing Authority of the City of Stamford			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/H A-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY:	Work Statement for Year 3 FFY Grant: 2010 PHA FY:	Work Statement for Year 4 FFY Grant: 2011 PHA FY:	Work Statement for Year 5 FFY Grant: 2012 PHA FY:	
	Annual Statement					
Southwood Sq. CT 7-1		-0-	-0-	-0-	-0-	
Southwood Sq. North CT 7-2		-0-	-0-	-0-	-0-	
Fairfield Court CT 7-3		-0-	0	-0-	-0-	
Stamford Manor CT 7-4/8		302,000	387,000	367,000	72,000	
Quintard Manor CT 7-5		0	0	0	60,000	
Lawn Ave. Tnhs. CT 7-7		0	0	0	0	
Conn. Ave. CT 7-9		0	0	0	10,000	
Clinton Manor CT 7-11		115,000	30,000	50,000	225,000	

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

PHA Name		Housing Authority of the City of Stamford			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/H A-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY:	Work Statement for Year 3 FFY Grant: 2010 PHA FY:	Work Statement for Year 4 FFY Grant: 2011 PHA FY:	Work Statement for Year 5 FFY Grant: 2012 PHA FY:	
	Annual Statement					
Ursula Park Tnhs. CT 7-16		0	0	0	50,000	
Conn.Common/ Sheriden Mew CT7-17		-0-	-0-	-0-	0	
Scattered Sites CT 7-18		0	0	-0-	0	
Elderly Dev. CT 7-4/8,7-5,7-11		95,000	95,000	95,000	95,000	
HA Wide		521,695	521,695	521,695	521,695	
Fees & Costs		30,000	30,000	30,000	30,000	
Relocation/Contingency		22,091	22,091	22,091	22,091	
CFP Funds listed for 5 year planning		\$ 983,392	\$ 983,392	\$ 983,392	\$ 983,392	

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

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

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

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2011 PHA FY:			Activities for Year: <u>3</u> FFY Grant: 2012 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Conn. Ave. CT 7-9	Roof replacement	-0-	Conn. Ave. CT 7-9	Roof Replacement	0
	Clinton Manor CT 7-11	Replace Cooling Tower Replace Boilers Domestic Cold Water Pumps	0 100,000 -0-	Clinton Manor CT 7-11	Boiler Replacement Window Replacement	0 30,000
	Ursula Park Tnhs. CT 7-16	Window Replacement Paint/Replace Siding & Windows	15,000 0	Ursula Park Tnhs CT 7-16	Kitchen Replacement Roof Replcmnt Replace Windows	0 -0- -0-
	Sheriden Mews/ Conn. Commons CT 7-17	Misc. Items	-0-	Sheriden Mews/ Conn. Commons	Misc. Items	-0-
	Elderly Developmnts CT 7-4/8, 7-5,7-11	Turnovers, floors,sinks, doors, windows, paint	95,000	Elderly Developments CT 7-4/8, 7-5, 7-11	Turnovers, floors, sinks, doors, windows, paint	95,000
	<b>Total CFP Estimated Cost</b>					



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

Activities for Year : <u>  4  </u> FFY Grant: 2009 PHA FY:			Activities for Year: <u>  5  </u> FFY Grant: 2010 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Southwood Sq CT 7-1	Misc. Items	-0-	Southwood Sq. CT 7-1	Misc. Items	-0-
Southwood North CT 7-2	Misc. Items	-0-	Southwood North CT 7-2	Misc. Items	-0-
Fairfield Court CT 7-3	Repair Underground Heat lines Repair Roof	-0- -0-	Fairfield Court CT 7-3	Repair Roof	-0-
Stamford Manor CT 7-4/8	Roof Replacement Repair Exterior Brick Replace Windows Replace water heaters Sprinkler Line Handicap Access	0 227,000 0 0 0 40,000	Stamford Manor CT 7-4/8	Sprinkler Line Exterior Brick Repair Paint Apts. Roof Rreplacement Window Replacement Handicap Access	47,000 0 0 0 0 25,000
Quintard Manor CT 7-5	Handicap Accessibility Window Replacement Seal Exterior Brick	0 0 0	Quintard Manor CT 7-5	Window Replacement Waterproof Exterior	0 60,000
Lawn Ave. Twnh CT 7-7	Water Heater Replc	0	Lawn Ave. Twnhs CT 7-7	Bathroom Plumbing Underground lines	0 0
<b>Total CFP Estimated Cost</b>		<b>\$</b>			<b>\$</b>

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

Activities for Year : _4_			Activities for Year: _5_		
FFY Grant: 2009			FFY Grant: 2010		
PHA FY:			PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Conn. Ave CT 7-9	Roof Replacement	0	Conn. Ave. CT 7-9	New Kitchens	0
				New Windows	10,000
				New Entrance Doors	0
Clinton Manor CT 7-11	Window Replacement	50,000	Clinton Manor CT 7-11	Sliding Door Replacement	00
	Sliding Door Replacement	0		Exterior Siding front & back	85,000
	Paint Apartments	0		Window Replacement	140,000
Ursula Park Twnhs 7-16	Kitchen Replacement	0	Ursula Park Twnhs 7-16	New Siding	0
	Replace Roof	0		New Roof	50,000
	Replace Windows	0		New Bathrooms	0
				New Kitchens	0
Conn. Commons/ Sheriden Mews CT 7-17	Misc. Items	0	Conn. Commons/ Sheriden Mews Ct 7-17	New Kitchens	0
				New Bathrooms	0
Scattered Sites CT 7-18	Boiler replacemnt	0	Scattered Sites CT 7-18	Boiler Replace	0
	New Kitchens	0			
	Stair Railings	0			
<b>Total CFP Estimated Cost</b>					



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

Activities for Year : <u>  4  </u> FFY Grant: 2009 PHA FY:			Activities for Year: <u>  5  </u> FFY Grant: 2010 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Elderly Dev. CT 7-4/8,7-5,7-11	Turnover Work	95,000	Elderly Dev. CT 7-4/8,7-5,7-11	Turnover Work	95,000
Total Construction Cost		461,697	Total Construction Cost		461,697
Operations		196,678	Operations		196,678
Management Improvements		196,678	Management Improvements		196,678
Administration		98,339	Administration		98,339
Fees & Costs		30,000	Fees & Costs		30,000
Non-Dwelling Equip		0	Non-Dwelling Equip.		0
Relocation		0	Relocation		0
Contingency		0	Contingency		0
<b>Total CFP Estimated Cost</b>		<b>\$ 983,392</b>			<b>\$ 983,392</b>

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

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF STAMFORD</b>	Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2003</b>
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Original Annual Statement                     
 Reserve for Disasters/ Emergencies                     
 Revised Annual Statement (revision no:6)  
 Performance and Evaluation Report for Period Ending: December 31, 2007                     
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	223,882	223,882	223,882	223,882
3	1408 Management Improvements	223,882	223,882	223,882	223,882
4	1410 Administration	119,972	119,972	119,972	119,972
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	195,000	133,556.38	133,556.38	133,556.38
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	349,171	395,695.75	395,695.75	395,695.75
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	7,507	5,156.87	5,156.87	5,156.87
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0	25,300.00	25,300.00	25,300.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,119,414	1,119,414	1,119,414	1,119,414
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Southfield Village	Underground Utility	1450		0	0	0	0	
CT 7-1	Ground Contamination	1450		0	0	0	0	
Southfield Village	Underground Utility	1450		0	0	0	0	
North CT 7-2	Ground Contamination	1450		0	0	0	0	
Fairfield Court	Kitchen & Bathroom Replc.	1460		0	0	0	0	
CT 7-3	Window Replacement	1460		0	0	0	0	
	Main Entrance Door Replacement	1460		0	0	0	0	
	504 Compliance	1460		0	0	0	0	
	Unit Electrical Upgrade	1460		0	0	0	0	
	Roof Replacement	1460		0	0	0	0	
	Hot Water Tank Replacement	1460		0	0	0	0	
Stamford Manor	1 <sup>st</sup> Floor Entrance	1460		224,171	190,856	190,856	45,900	Complete
CT 7-4/8	504 Compliance	1460		0	25,731.95	25,731.95	25,731.95	complete
	Plumbing Upgrade	1460		0	0	0	0	
	Begin- Electric Water Heaters	1460		0	0	0	0	
	Begin- Install AC Sleeves	1460		0	0	0	0	

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

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Stamford Manor	Compactor Replacement	1460		0	0	0	0	
CT 7-4/8	New Kitchens	1460		0	0	0	0	
(cont.)	Sprinkler Couplings	1460		0	0	0	0	
Quintard Manor	Bathroom Replacement	1460		0	0	0	0	
CT 7-5	504 Compliance	1460		0	0	0	0	
	Compactor Replacement	1460		0	0	0	0	
	Elevator Upgrade	1460		77,300	77,300	77,300	77,300	complete
Lawn Ave.	New Kitchens (5)	1460		0	0	0	0	
Twnhs. CT 7-7	Bathrooms- Plumbing Upgrade	1460		0	0	0	0	
	504 Compliance—2 Units	1460		0	0	0	0	
	AC Sleeves (20)	1460		0	0	0	0	
	New Water Heater	1460		0	0	0	0	
Conn. Ave.	Replace Boiler & Tank	1460		26,700	26,700	26,700	26,700	complete
CT 7-9	Roof Replacement	1460		0	0	0	0	
	Install AC Sleeves (12)	1460		0	0	0	0	
	504 Compliance—2 Units	1460		0	0	0	0	

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

PHA Name: Housing Authority of the City Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Clinton Manor	Main Entrance and Waiting Area	1460		0	0	0	0	
CT 7-11	Reface Building Exterior	1460		0	44,078.35	44,078.35	44,078.35	complete
	AC Sleeves (44)	1460		0	0	0	0	
	Compactor Replacement	1460		0	0	0	0	
	Bathroom Replacement	1460		0	0	0	0	
	Boiler Replacement	1460		0	0	0	0	
	Elevator Doors & Jambs	1460		0	0	0	0	
	New Generator	1460		54,315	63,770	63,770	63,770	complete
Ursula Park	AC Sleeves	1460		0	0	0	0	
Twnhs. CT 7-16	New Kitchens	1460		0	0	0	0	
	Replace Boilers	1460		0	0	0	0	
	504 Compliance—2 units	1460		0	0	0	0	
Conn. Commons/ SheridenMews	New Fence	1460		0	0	0	0	
Scattered Sites	New Windows	1460		0	0	0	0	
7-18	Install Vinyl Siding	1460		0	0	0	0	
	Roof Replacement	1460		0	0	0	0	
	Boiler Replacement	1460		0	0	0	0	
Elderly Dev. CT 7-4/8, 7-5, 7-11	Turnover, replace floors, Closet doors, Windows, paint, sinks	1460		0	112,215.45	112,215.45	112,215.45	complete

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

PHA Name: Housing Authority of the City of Stamford	Grant Type and Number Capital Fund Program No: CT 26P007-501-03 Replacement Housing Factor No:	Federal FY of Grant: <b>2003</b>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CT 7-1	6/30/05		6/30/05	6/30/07		8/31/07	
CT 7-2	6/30/05		6/30/05	6/30/07		8/31/07	
CT 7-3	6/30/05		6/30/05	6/30/07		8/31/07	
CT 7-4/8	6/30/05		6/30/05	6/30/07		8/31/07	
CT 7-5	6/30/05		6/30/05	6/30/07		8/31/07	
CT 7-7	6/30/05		6/30/05	6/30/07		8/31/07	
CT 7-9	6/30/05		6/30/05	6/30/07		8/31/07	
CT 7-11	6/30/05		6/30/05	6/30/07		8/31/07	
CT 7-16	6/30/05		6/30/05	6/30/07		8/31/07	
CT 7-17	6/30/05		6/30/05	6/30/07		8/31/07	
CT 7-18	6/30/05		6/30/05	6/30/07		8/31/07	
HA WIDE	6/30/05		6/30/05	6/30/07		8/31/07	

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

PHA Name: <b>STAMFORD HOUSING AUTHORITY</b>	Grant Type and Number Capital Fund Program Grant No: CT 26-P007502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2003</b>
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Original Annual Statement     
 Reserve for Disasters/ Emergencies     
 Revised Annual Statement (revision no:4)  
 Performance and Evaluation Report for Period Ending: December 31, 2007     
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	51,160	51,160	51,160	51,160
3	1408 Management Improvements	51,160	51,160	51,160	51,160
4	1410 Administration	25,580	25,580	25,580	25,580
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7,680	7,680	7,680	7,680
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	120,220	120,220	120,220	61,771.45
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	255,800	255,800	255,800	197,351.45
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	120,220	120,220		
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF STAMFORD</b>		Grant Type and Number Capital Fund Program Grant No: CT 26-P007502-03 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
STAMFORD MANOR CT7-4/8	SECURITY IMPROVEMENTS	1460		120,220	120,220	120,220	0	
	504 Compliance	1460		0	43,321.45	43,321.45	43,321.45	complete
	Elevator Replacement	1460		0	76,898.55	76,898.55	18,450.00	In progress





# Annual Statement/Performance and Evaluation Report

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

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF STAMFORD</b>	Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2004</b>
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no:4)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: December 31, 2007	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	119,447	119,447	119,447	119,447
3	1408 Management Improvements	238,894	238,894	238,894	238,894
4	1410 Administration	119,447	119,447	119,447	119,447
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	113,769	113,769	113,769	13,750.78
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	602,920	449,311	449,311	137,414.56
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0	153,609	153,609	153,609
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency		0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,194,477	1,194,477	1,194,477	782,562.34
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: <b>Housing Authority of the City of Stamford</b>		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Southfield Village	Underground Utility	1450		0				
CT 7-1	Ground Contamination	1450		0				
Southfield Village	Underground Utility	1450		0	0			
North CT 7-2	Ground Contamination	1450		0	0			
Fairfield Court	Kitchen & Bathroom Replc.	1460		0	0			
CT 7-3	Window Replacement	1460		0	0			
	Main Entrance Door Replacement	1460		0	0			
	504 Compliance	1460		0	0			
	Unit Electrical Upgrade	1460		0	0			
	Roof Replacement	1460		0	0			
	Hot Water Tank Replacement	1460		0	0			
Stamford Manor	1 <sup>st</sup> Floor Entrance	1460		293,857.02	281,896.44	281,896.44	0	In Progress
CT 7-4/8	504 Compliance	1460		20,000	20,000	20,000	20,000	complete
	Plumbing Upgrade	1460		0	0	0	0	
	Begin- Electric Water Heaters	1460		0	0	0	0	
	Begin- Install AC Sleeves	1460		0	0	0	0	

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

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Stamford Manor	Compactor Replacement	1460		0	0	0		
CT 7-4/8	New Kitchens	1460		0	0	0		
(cont.)	Sprinkler Couplings	1460		0	0	0		
	Elevator	1460		0	0	0		
Quintard Manor	Lintel Repair	1460		39,518	0	0	0	complete
CT 7-5	504 Compliance	1460		30,000	30,000	30,000	0	
	Compactor Replacement	1460		0	0			
	Elevator Upgrade	1460		73,609	45,370.58	45,370.58	45,370.58	complete
Lawn Ave.	New Kitchens (5)	1460		0	0	0		
Twnhs. CT 7-7	Bathrooms- Plumbing Upgrade	1460		0	0	0		
	504 Compliance—2 Units	1460		20,000	20,000	20,000	20,000	complete
	AC Sleeves (20)	1460		0	0	0		
	New Water Heater	1460		0	0	0		
Conn. Ave.	Replace Boiler & Tank	1460		0	0	0	0	
CT 7-9	Roof Replacement	1460		0	0	0	0	
	Install AC Sleeves (12)	1460		0	0	0	0	
	504 Compliance—2 Units	1460		0	0	0	0	

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

PHA Name: <b>Housing Authority of the City of Stamford</b>		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Clinton Manor CT 7-11	Main Entrance and Waiting Area	1460		23,125.98	23,125.98	23,125.98	23,125.98	complete
	Reface Building Exterior	1460		0	0	0	0	
	AC Sleeves (44)	1460		0	0	0	0	
	Compactor Replacement	1460		0	0	0	0	
	Bathroom Replacement	1460		0	0	0	0	
	Boiler Replacement	1460		50,000	0	0	0	
	Elevator Doors & Jambs	1460		0	0	0	0	
	New Generator	1460		52,810	28,918	28,918	28,918	complete
Ursula Park Twnhs. CT 7-16	Siding & Windows	1460		0	0	0	0	
	New Kitchens	1460		0	0	0	0	
	Replace Boilers	1460		0	0	0	0	
	504 Compliance—2 units	1460		0	0	0	0	
Conn. Commons/ SheridenMews	New Fence	1460		0	0	0	0	
Scattered Sites 7-18	New Windows	1460		0	0	0	0	
	Install Vinyl Siding	1460		0	0	0	0	
	Roof Replacement	1460		0	0	0	0	
	Boiler Replacement	1460		0	0	0	0	

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

PHA Name: <b>Housing Authority of the City of Stamford</b>		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	<b>MANAGEMENT IMPROVEMENTS</b>	1408						
	Security Service - Elderly			144,065.94	167,834.58	167,834.58	167,834.58	complete
	Modernization Construction Specialist			55,000	41,349.64	41,349.64	41,349.64	complete
	Tenant Liazon			30,000	29,709.78	29,709.78	29,709.78	complete
	Computer Software			9,828.06	0	0	0	
	After School Computer Training			0	0	0	0	
HA-Wide	<b>ADMINISTRATION</b>	1410						
	Modernization -- Salaries			119,447	119,447	119,447	119,447	
HA-Wide	<b>FEES &amp; COSTS</b>	1430						
	Architect & Engineer Fees			70,000	70,000	70,000	13,750.78	
	Capital Planning			43,769	43,769	43,769		

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

PHA Name: Housing Authority of the City of Stamford			Grant Type and Number Capital Fund Program No: CT 26P007-501-04 Replacement Housing Factor No:			Federal FY of Grant: <b>2004</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CT 7-1	9/30/06		9/30/06	9/30/08			
CT 7-2	9/30/06		9/30/06	9/30/08			
CT 7-3	9/30/06		9/30/06	9/30/08			
CT 7-4/8	9/30/06		9/30/06	9/30/08			
CT 7-5	9/30/06		9/30/06	9/30/08			
CT 7-7	9/30/06		9/30/06	9/30/08			
CT 7-9	9/30/06		9/30/06	9/30/08			
CT 7-11	9/30/06		9/30/06	9/30/08			
CT 7-16	9/30/06		9/30/06	9/30/08			
CT 7-17	9/30/06		9/30/06	9/30/08			
CT 7-18	9/30/06		9/30/06	9/30/08			
HA WIDE	9/30/06		9/30/06	9/30/08			

## Annual Statement/Performance and Evaluation Report

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

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF STAMFORD</b>	Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2005</b>
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no:4)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: December 31, 2007		<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	225,635	225,635	225,635	225,635
3	1408 Management Improvements	225,635	225,635	225,635	225,635
4	1410 Administration	112,817	112,817	112,817	112,817
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000	15,000	15,000	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	495,106	517,197	517,197	134,885
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	31,894	31,894	31,894	31,894
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	22,091	0		
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,128,178	1,128,178	1,128,178	730,866
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	60,000	60,000		
24	Amount of line 21 Related to Security – Soft Costs	120,000	120,000		
25	Amount of Line 21 Related to Security – Hard Costs	100,000	215,360		
26	Amount of line 21 Related to Energy Conservation Measures	50,000			



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

PHA Name: <b>Housing Authority of the City of Stamford</b>		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Southwood Sq. CT 7-1	Misc. Items	1460		0				
Southwood Sq. North CT 7-2	Misc. Items	1460		0				
Fairfield Court CT 7-3	Roof Replacement	1460		0				
Stamford Manor CT 7-4/8	Entrance lobby	1460		215,359.70	237,450.70	237,450.70	0	
	Elevator	1460		81,550	81,550	81,550	0	
	504 handicap accessibility	1460		40,000	40,000	40,000	0	
Quintard Manor CT 7-5	Elevator	1460		27,000	27,000	27,000	0	
	504 handicap accessibility	1460		20,000	20,000	20,000	0	
Conn. Ave. CT 7-9	Roof replacement	1460		0				

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

PHA Name: <b>Housing Authority of the City of Stamford</b>		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Clinton Manor CT 7-11	Window Replacement Domestic Water Replace Cooling Tower	1460 1460 1460		15,000 30,000 96,196.31	15,000 30,000 96,196.31	15,000 30,000 96,196.31	0 0 96,196.31	
Ursula Park Townhouses CT 7-16	Paint & Replace Siding	1460						
Elderly Dev. CT 7-4/8, 7-5, 7-11	Turnover, Replace Floor, Closet Doors, Windows, Paint, Sinks	1460		0	0	0	0	

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

PHA Name: <b>STAMFORD HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	MANAGEMENT IMPROVEMENTS	1408						
	Security Service - Elderly			120,000	120,000	120,000	120,000	
	Modernization Construction Specialist			55,000	55,000	55,000	55,000	
	Tenant Liazon			30,000	30,000	30,000	30,000	
	Computer Software			20,635	20,635	20,635	20,635	
HA-Wide	ADMINISTRATION	1410						
	Modernization -- Salaries			112,817	112,817	112,817	112,817	
HA-Wide	FEES & COSTS	1430						
	Architect & Engineer Fees			15,000	15,000	15,000	0	

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

PHA Name: <b>Housing Authority of the City of Stamford</b>		Grant Type and Number Capital Fund Program No: <b>CT 26P007-501-05</b> Replacement Housing Factor No:				Federal FY of Grant: <b>2005</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CT 7-1	9/30/07		9/30/07	9/30/09			
CT 7-2	9/30/07		9/30/07	9/30/09			
CT 7-3	9/30/07		9/30/07	9/30/09			
CT 7-4/8	9/30/07		9/30/07	9/30/09			
CT 7-5	9/30/07		9/30/07	9/30/09			
CT 7-7	9/30/07		9/30/07	9/30/09			
CT 7-9	9/30/07		9/30/07	9/30/09			
CT 7-11	9/30/07		9/30/07	9/30/09			
CT 7-16	9/30/07		9/30/07	9/30/09			
CT 7-17	9/30/07		9/30/07	9/30/09			
CT 7-18	9/30/07		9/30/07	9/30/09			
HA WIDE	9/30/07		9/30/07	9/30/09			

# Annual Statement/Performance and Evaluation Report

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

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF STAMFORD</b>	Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: <div style="text-align: center; font-size: 1.2em;"><b>2006</b></div>
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no:3)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: December 31, 2007		<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	227,892	227,892	227,892	227,892
3	1408 Management Improvements	227,892	227,892	227,892	75,000
4	1410 Administration	113,946	113,946	113,946	101,836
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000	30,000	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	517,638	517,638	415,638	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	21,006	21,006	0	
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,139,459	1,139,459	985,368	404,728.90
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	30,000			
24	Amount of line 21 Related to Security – Soft Costs	88,541.51			
25	Amount of Line 21 Related to Security – Hard Costs	54,928			
26	Amount of line 21 Related to Energy Conservation Measures	65,000			

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

PHA Name: <b>Housing Authority of the City of Stamford</b>		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Southwood Sq. CT 7-1	Misc. Items	1460		0	0			
Southwood Sq. North CT 7-2	Misc. Items	1460		0	0			
Fairfield Court CT 7-3	Roof Replacement	1460		0	0			
Stamford Manor CT 7-4/8	Entrance lobby	1460		54,928	54,928	54,928		
	Elevator	1460		125,000	125,000	125,000		
	504 handicap accessibility	1460		30,000	30,000	30,000		
	Roof Replacement	1460		92,000	92,000	0		
	Begin Brick Repair	1460		0	0	0		
	Sprinkler line replacement	1460		10,000	10,000	0		
Quintard Manor CT 7-5	504 handicap accessibility	1460		0	0	0		
	Elevator	1460		0	0	0		
Conn. Ave. CT 7-9	Roof Replacement	1460		0	0	0		

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

PHA Name: <b>Housing Authority of the City of Stamford</b>		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Clinton Manor CT 7-11	Window Replacement Domestic Water	1460 1460		15,710 0	15,710 0	15,710 0		
	Replace Cooling Tower	1460		0	0	0		
	Boiler Replacement	1460		95,000	95,000	95,000		
Ursula Park Townhouses CT 7-16	Paint & Replace Siding	1460		0				
Elderly Dev. CT 7-4/8, 7-5, 7-11	Turnover, Replace Floor, Closet Doors, Windows, Paint, Sinks	1460		95,000	95,000	95,000		

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

PHA Name: <b>Housing Authority of the City of Stamford</b>	Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2006</b>
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	MANAGEMENT IMPROVEMENTS	1408						
	Security Service - Elderly			88,541.51	88,541.51	88,541.51	75,000	
	Modernization Construction Specialist			11,460.49	11,460.49	11,460.49		
	Tenant Liazon			0	0	0		
	Computer Software			16,536	16,536	16,536		
HA-Wide	ADMINISTRATION	1410						
	Modernization -- Salaries			113,946	113,946	113,946	101,836.90	
HA-Wide	FEES & COSTS	1430						
	Architect & Engineer Fees			30,000	30,000	0		



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

PHA Name: <b>Housing Authority of the City of Stamford</b>		Grant Type and Number Capital Fund Program No: CT 26P007-501-06 Replacement Housing Factor No:				Federal FY of Grant: <b>2006</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CT 7-1	9/30/08			9/30/10			
CT 7-2	9/30/08			9/30/10			
CT 7-3	9/30/08			9/30/10			
CT 7-4/8	9/30/08			9/30/10			
CT 7-5	9/30/08			9/30/10			
CT 7-7	9/30/08			9/30/10			
CT 7-9	9/30/08			9/30/10			
CT 7-11	9/30/08			9/30/10			
CT 7-16	9/30/08			9/30/10			
CT 7-17	9/30/08			9/30/10			
CT 7-18	9/30/08			9/30/10			
HA WIDE	9/30/08			9/30/10			

# Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2007		<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	196,678	196,678	196,678	
3	1408 Management Improvements	196,678	196,678	196,678	
4	1410 Administration	98,339	98,339	98,339	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000	30,000	0	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	441,697	431,647	201,950	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	0	10,050	10,050	
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	20,000	20,000	0	
21	Amount of Annual Grant: (sum of lines 2 – 20)	983,392	983,392	703,695	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	30,000			
24	Amount of line 21 Related to Security – Soft Costs	125,326			
25	Amount of Line 21 Related to Security – Hard Costs	77,000			
26	Amount of line 21 Related to Energy Conservation Measures	10,000			

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

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Southwood Sq. CT 7-1	Misc. Items	1460		0				
Southwood Sq. North CT 7-2	Misc. Items	1460		0				
Fairfield Court CT 7-3	Roof Replacement	1460		0				
Stamford Manor CT 7-4/8	Entrance lobby	1460		77,000	77,000	77,000		
	Elevator	1460		0	0	0		
	504 handicap accessibility	1460		30,000	19,647	19,647		
	Roof Replacement	1460		204,697	200,000	0		
	Brick Repair (cont.)	1460		10,000	0	0		
	Sprinkler line replacement (cont.)	1460		30,000	30,000	0		
Quintard Manor CT 7-5	504 handicap accessibility	1460		0	0	0		
Conn. Ave. CT 7-9	Window Replacement	1460		0				

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: <p style="text-align: center;"><b>Housing Authority of the City of Stamford</b></p>	Grant Type and Number Capital Fund Program Grant No: <b>CT 26-P007-501-07</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;"><b>2007</b></p>
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Clinton Manor CT 7-11	Window Replacement Domestic Water	1460 1460		10,000 0	10,000	10,000		
	Boiler Replacement	1460		0				
Ursula Park Townhouses CT 7-16	Paint & Replace Siding	1460		0				
Elderly Dev. CT 7-4/8, 7-5, 7-11	Turnover, Replace Floor, Closet Doors, Windows, Paint, Sinks	1460		95,000	95,000	95,000		

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

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	MANAGEMENT IMPROVEMENTS	1408						
	Security Service - Elderly			125,326	125,326	125,326		
	Modernization Construction Specialist			55,000	55,000	55,000		
	Tenant Liazon			0	0	0		
	Computer Software			16,352	16,352	16,352		
HA-Wide	ADMINISTRATION	1410						
	Modernization -- Salaries			98,339	98,339	98,339		
HA-Wide	FEES & COSTS	1430						
	Architect & Engineer Fees			30,000	30,000			

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

PHA Name: <b>Housing Authority of the City of Stamford</b>	Grant Type and Number Capital Fund Program Grant No: <b>CT 26-P007-501-07</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2007</b>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CT 7-1	9/30/09			9/30/11			
CT 7-2	9/30/09			9/30/11			
CT 7-3	9/30/09			9/30/11			
CT 7-4/8	9/30/09			9/30/11			
CT 7-5	9/30/09			9/30/11			
CT 7-7	9/30/09			9/30/11			
CT 7-9	9/30/09			9/30/11			
CT 7-11	9/30/09			9/30/11			
CT 7-16	9/30/09			9/30/11			
CT 7-17	9/30/09			9/30/11			
CT 7-18	9/30/09			9/30/11			
HA WIDE	9/30/09			9/30/11			

## Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Replacement Housing Factor Grant No: CT 26-R007-502-03	Federal FY of Grant: <b>2003</b>
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no:3)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	77,397	77,397		
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	77,397	77,397		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Replacement Housing Factor Grant No: CT 26-R007-502-03			Federal FY of Grant: <b>2003</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	RHF Plan			77,397				



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

PHA Name: Housing Authority of the City of Stamford	Grant Type and Number Replacement Housing Factor No: CT 26-R007-502-03	Federal FY of Grant: <b>2003</b>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
RHF Implementation Schedule Controlled by HUD Approved RHF Plan							

# Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Replacement Housing Factor Grant No: CT 26-R007-502-04	Federal FY of Grant: <b>2004</b>
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 )
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	90,569	\$90,569		
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	90,569	\$90,569		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Replacement Housing Factor Grant No: CT 26-R007-502-04			Federal FY of Grant: <b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	RHF Plan			90,569				

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

PHA Name: Housing Authority of the City of Stamford	Grant Type and Number Replacement Housing Factor No: CT 26-R007-502-04	Federal FY of Grant: <b>2004</b>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
RHF Implementation Schedule Controlled by HUD Approved RHF Plan							

## Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Replacement Housing Factor Grant No: CT 26-R007-502-05	Federal FY of Grant: <b>2005</b>
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: )
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	476,865	476,865		
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	476,865	476,865		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Replacement Housing Factor Grant No: CT 26-R007-502-05			Federal FY of Grant: <b>2005</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	RHF Plan			476,865				

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

PHA Name: Housing Authority of the City of Stamford	Grant Type and Number Replacement Housing Factor No: CT 26-R007-502-05	Federal FY of Grant: <b>2005</b>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
RHF Implementation Schedule Controlled by HUD Approved RHF Plan							

## Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Replacement Housing Factor Grant No: CT 26-R007-502-06	Federal FY of Grant: <b>2006</b>
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 0 )
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07		<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	471,410	471,410		
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	471,410	471,410		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				



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

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Replacement Housing Factor Grant No: <b>CT 26-R007-502-06</b>			Federal FY of Grant: <b>2006</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	RHF Plan			471,410				

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

PHA Name: Housing Authority of the City of Stamford	Grant Type and Number Replacement Housing Factor No: CT 26-R007-502-06	Federal FY of Grant: <b>2006</b>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
RHF Implementation Schedule Controlled by HUD Approved RHF Plan							

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Replacement Housing Factor Grant No: CT 26-R007-502-07	Federal FY of Grant: <b>2007</b>
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 0 )
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	415,707	415,707		
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	415,707	415,707		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Replacement Housing Factor Grant No: CT 26-R007-502-07			Federal FY of Grant: <b>2007</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	RHF Plan			415,707				

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

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Replacement Housing Factor No: CT 26-R007-502-07			Federal FY of Grant: <b>2007</b>		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
RHF Implementation Schedule Controlled by HUD Approved RHF Plan							

# **Statement of Progress Meeting 5-Year Plan Mission & Goals**

**During the past year the Housing Authority of the City of Stamford continued to make progress in its targeted programs and activities.**

## **Accomplishments**

- **The Authority has started a planning process with the residents of Clinton Manor and Quintard Manor on an initiative to finance substantial rehabilitation of each property while retaining 100% of the units as affordable housing. This initiative is considering a “creative financing” approach that may entail the use of project-based Section 8.**
- **The Authority has completed a review and update of the policies in its Admissions and Continued Occupancy Policy (ACOP). This update also addresses new HUD requirements such as Violence against Women Act (VAWA) and HUD’s new eligibility definition for “students” as heads of household.**
- **The Authority initiated the site improvements at Stamford Manor that are possible because of land exchange with the City of Stamford. These physical improvements will enhance site security, provide for additional parking and facilitate access to the Mill River.**
- **The Authority has completed a comprehensive internal review of the implication and impacts of HUD’s Asset Management requirements that are tied to implementation of the new federal subsidy system. The Authority has identified a number of issues which it anticipates will become the basis for approaching HUD on issues such as the fee structure under HUD’s asset management system.**

- **With the issuance of Final Guidance by HUD on Limited English Proficiency, the Authority has initiated its baseline review based on the “four questions” provided in the Guidance which will result in the development of a formal Language Assistance Plan (LAP) during the new fiscal year.**
- **Southwood Square, the Authority’s first HOPE VI is now complete and closed-out. .**
- **In terms of the current HOPE VI, involving the Fairfield Court Development, the Authority has made substantial implementation progress along a multi-path development program. Accomplishments include:**
  1. **The Taylor Street Apartments, new construction development phase is complete and occupied. The affordable homeownership are being marketed and sold to first time home buyers. The Authority is taking initial steps to organize the Taylor Street Condominium association.**
  2. **The Fairfield Commons rehabilitation was occupied in the Fall of 2007.**
  3. **The Fairfield Court, redevelopment of existing housing began in the Fall of 2007 and is on schedule with a projected completion by February 2010.**
  4. **The Post House Apartments new construction development was completed in the Spring of 2008.**
  5. **The Homeownership Assistance phase, providing soft second mortgages and homeownership training, is underway with completion scheduled for 2009.**
  6. **The Authority has undertaken a major effort to attain proficiency in the management of Low Income Housing Tax Credit properties. Its initial lease up of Taylor Street, and impending lease up of Post House, have successfully employed these new skills.**
- **The Authority has begun a series of post-installation evaluation activities for its HABCO IT system. These evaluations are intended to baseline current system utilization and identify areas for future staff training and introduction of existing reporting and system features that remain under-utilized.**
- **The Executive Director and Deputy Executive Director continued an extensive series of resident**

**association/community meetings across the entire state and federal portfolio. There is at least one meeting per month at all developments with active resident organization. A number of vexing property management issues have been addressed through the resident consultation process including: substantial improvements to parking administration, lease enforcement and development security. In addition, the HACS meets with the City-Wide Tenant Association and as described above, just completed a comprehensive review and update of the HACS's ACOP.**

**And, as always, the Authority will continue to assess its administrative systems and practices in light of changing resource levels, federal policy priorities and changing local priorities.**



## **Update & Progress Report on the “Leasing in Place” Section 8 Program Preferences**

To assist the Housing Authority of the City of Stamford with addressing issues with the leasing rate for its Section 8 Program, a new preference was implemented early in fiscal year 2002 and made permanent policy extended again by Board of Commissioners action in 2004

The “leasing in place” preference does not place a household at the top of the Section 8 Housing Choice Voucher waiting list. Rather, households that claim and are determined eligible for this preference will be made offers of Housing Choice Vouchers under an “alternate feed” waiting list administrative model. For every household offered a Housing Choice Voucher under the existing preference structure or as a standard applicant, a household with the “leasing in place” preference will be offered a Voucher.

A household that claims status under the “leasing in place” preference will not be eligible for any other preference and will otherwise be considered a standard applicant in terms of the existing preference structure. This is to assure that an ample number of applicants from outside of Stamford will be given the opportunity to access the Section 8 Program.

Assuming that a proposed unit under the “leasing in place” preferences fails to qualify for the program, the applicant households will have their status revised to be treated as regular applicant able to claim any other preferences for which the household may qualify.

Once a household’s unit is under a HAP agreement all existing procedures for units in the Program shall apply. This includes all program procedures for annual inspections, recertification of income, landlord obligation and household obligations. A household may move at any time if proper legal notice is provided to the landlord and is consistent with the terms of the lease into which the household has entered.

Use of this preference poses some increased risk of fair housing related issues arising. This is because only households that currently reside in Stamford can use this preference. To the extent that one racial group dominates the local population, this group could see its housing needs met in a disproportionate amount. A review of the current waiting list and program participants in terms of their status in a protected class indicates that in the near term this should not be a problem for the HACS. However, several aspects of the policy have been

developed to specifically monitor and mitigate the future possibility that this preference could create circumstances that meet the legal standard of “disparate impact”.

These “risk management” facets of the policy include:

1) The “leasing in place” preference will not supercede existing preferences but will be implemented along side the existing preference system as part of an “alternate feed” model for waiting list administration. For each household that is offered a Voucher under the “leasing in place” preference, a household subject to the existing preference system will be offered a Voucher.

2) The preference will only be policy for two years and must be extended by Board of Commissioner action. It can either be made permanent at that time or extended for a proscribed period at Board discretion.

3) The Staff of the Housing Authority is being directed to actively track waiting list related demographic for the Section 8 Program to monitor for any fair housing related issues that might arise.

The information provided in the attached table is a summary of the waiting list activity from April 1, 2007 through March 31, 2008.

**NO HOUSEHOLDS HAVE LEASED UP USING THE “Leasing in Place” IN THE TIME PERIOD COVERED BY THIS ACTIVITY REPORT.**

	<b>Total</b>	<b>Finder/ Keepers</b>	<b>%</b>	<b>Leasing in Place</b>	<b>%</b>
<b>Black</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Hispanic</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>White</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Other</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>