

PHA 5-Year and Annual Plan

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

OMB No. 2577-0226
Expires 4/30/2011

1.0 PHA Information
 PHA Name: **Housing Authority of the City of Stamford** PHA Code: **CT-07**
 PHA Type: Small High Performing Standard HCV (Section 8)
 PHA Fiscal Year Beginning: **July 1, 2009**

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
 Number of PH units: **651** Number of HCV units: **1195**

3.0 Submission Type
 5-Year and Annual Plan Annual Plan Only 5-Year Plan Only

4.0 PHA Consortia PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:

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.

5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

See Attachment A

PHA Plan Update

6.0

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The HACS has revised its Section 8 Housing Choice Voucher Program preference structure.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

Copies of the Housing Agency Plan are available for public review at the Authority's Main Office located at 22 Clinton Avenue, Stamford, Connecticut. This location is wheelchair accessible.

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.
Include statements related to these programs as applicable.

The Authority does not anticipate a HOPE VI application during FYE 2010.

The Authority has submitted a disposition application for Clinton Manor (CT 7- 11; 80 units) and Quintard Manor (CT 7- 5; 48 units) for which it anticipates HUD approval in the Spring of 2009. During FYE 2010, the two properties will be part of a redevelopment program and will remain owned by the Authority as the purpose of the disposition is to remove the units from the public housing program but for the Authority to retain ownership for purposes of financing over \$8.5m in modernization for the 128 unit in the two developments. Current residents will be able to remain in place using Section 8 Housing Choice Vouchers that will be available for tenant protection (relocation).

7.0

Outside of the current Fairfield HOPE VI Program, the Authority has no other homeownership program ongoing.

8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>See Attachment B for the 2009 Annual Statement, Attachment F for the 2009 ARRA Annual Statement and Attachment C for the Performance and Evaluation Reports</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>See Attachment D for copy of Five-Year Action Plan</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/ Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>For an integrated presentation of needs and strategies to address these needs; See Section 10.0 below.</p>

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

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:

- a. Reduce turnover time for vacated public housing units
- b. Seek replacement of public housing units lost to the inventory through mixed finance development
- c. Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- d. Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- e. Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- f. Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

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

9.1

- a. Apply for additional section 8 units should they become available
- b. Leverage affordable housing resources in the community through the creation of mixed - finance housing
- c. Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- d. Implement Project-based Section 8 Voucher Program consistent with revised statutes.
- e. 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 50% of median

- a. Adopt rent policies to support and encourage work

Other Housing Needs & Strategies:

The Authority will continue to implement a Project-based Section 8 Program (PBV) track designed to work in 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.

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5- Year Plan.

See Attachment E

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

The Housing Authority of the City of Stamford considers a major change in the content of the HAP for the fiscal year starting 7/1/2009 to consist of one or more the following:

10.0

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 not already identified in the Plan.
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 2009.

1. Submission of an Allocation Plan for Designated Housing
2. 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.
3. Revisions to the ACOP to address program integrity and improve customer service.
4. Decisions to open a waiting list for a specific period of time.
5. Changes in the Capital Plan.

- 11.0 Required Submission for HUD Field Office Review.** In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.
- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
 - (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
 - (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
 - (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
 - (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
 - (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
 - (g) Challenged Elements
 - (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
 - (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

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

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

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

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

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

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

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

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

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

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

Housing Authority of the City of Stamford

Major Agency Goals & Objectives

Five Year Rolling Plan

A) Asset Management

“Asset Management” covers systems and organizational capacity to oversee the various owned real estate assets of the Authority as well as repositioning of the specific properties through administrative policy changes. This includes regulatory compliance, customer services, property management and the related systems that support these functions such as Information Technology, staff expertise and the creation of new or revised administrative policies. In addition, portfolio strategic planning falls under this heading as well as modernization and extraordinary maintenance activities that do not use leveraged financing mechanisms.

A.1) Refine program administration in a manner that sustains full regulatory compliance and improves customer service.

Short Term (12 to 24 months)

1. Redesign 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. Update Information Technology (IT) systems 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. Continue to train staff on their role and proper practices regarding this and other fair housing guidelines.

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. Expand the ACH debit and implement other 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.
7. Seek waiver for annual recertification requirement from Connecticut Housing Finance Agency for selected development sites.
8. Provide staff training on fundamentals of marketing as part of the plan to expand the portfolio.
9. Develop staff capacity to forecast occupancy trends using market data and development specific history.

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

A.2) Improve internal reporting systems to provide accurate and timely vital statistics on HACS operational activities.

Short Term (12 to 24 months)

1. Improve and continue to build formal internal reporting system that provides for information required for reporting out on 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.

A.3) 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. Implement a web portal that provides information to and solicits input from program participants.

Medium Term (25 to 48 months)

1. Expand "Pilot": use of digital image storage and 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.

A.4) 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. Refine “transition plan” to address new HUD requirements for asset management tied to the new operating subsidy system.
2. Refine cost allocation and recovery methodology to support HUD requirements.
3. Expand training to staff on budget management and fiscal accountability requirements, systematically coordinating management operations and finance.

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 each property 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.

A.5) Maintain security and public safety systems at the highest levels permitted by available funding

Short Term (12 to 24 months)

1. Execute results of feasibility assessment of expanded use of surveillance technology in the portfolio and develop long range plan to increase reliance on technology and reduce reliance on human resources.
2. Complete the installation of equipment to integrate multiple sites (both existing and newly developed) into single point of entry monitoring and access control systems.
3. Evaluate existing “conciierge” building monitors at the elderly/disabled high-rises as well as use of stipends in light of recent enforcement-related issues identified by IRS on employee/contractor/volunteer issues for non-profit entities.

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.

B) Development & Redevelopment

“Development & Redevelopment” covers activities that add additional dwelling units to Stamford’s housing stock or activities related to the repositioning of existing hard asset of the authority. Activities that involve real estate finance using private sector funds which may or may not be combined with public sector grants fall under this heading.

B.1) 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 development process for Vidal Court, a state-aided housing development. Commence development of Phase I, off-site 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 III, on-site revitalization, and Homeownership phase
4. Implement conversion of Clinton Manor (CT 7-11) and Quintard Manor (CT 7-5) into Project-based Section Housing Choice Voucher developments.

Medium Term (25 to 48 months)

1. Implement recapitalization or revitalization of next major state assisted housing redevelopment project
2. Continue Vidal Court redevelopment process. Commence development of Phase II
3. Identify existing multi-family housing development suitable for acquisition
4. If appropriate, initiate predevelopment activities concerning replacement of one or more state or federal senior housing developments
5. 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.

C) Leased Housing Programs

“Leased Housing Programs” refer to the use of rental subsidies in either private owned units or in units under Authority ownership. The primary program under this heading is the Section 8 Housing Choice Voucher Program and any specialized set-asides of Section 8 used for meeting community needs such as supportive housing or geographic deconcentration of poverty. Administrative systems that support the use of rental subsidies and related quality control and program performance evaluation tools also fall under this heading.

Short Term (12 to 24 months)

1. Utilize project-based Section 8 Vouchers in support of Authority redevelopment efforts including Fairfield Court and Vidal Court
2. Apply to HUD for Relocation Vouchers to support recapitalization of Clinton Manor and Quintard Manor. Project-base these Vouchers subject to resident consent. Utilize existing Vouchers for any deficit.
3. Determine feasibility of and utilize Vouchers at State elderly facility.
4. Determine feasibility of utilizing Vouchers to support one or more private development including supportive housing.

Medium Term (25 to 48 months)

1. Apply to obtain additional Section 8 Vouchers from HUD.
2. Utilize project-based Section 8 Voucher for continuing Authority development efforts including family, supportive and elderly facilities.

Long Term (49+ months)

1. Utilize Vouchers to support Authority redevelopment and capitalization efforts.

D) Supportive & Resident Services

“Supportive & Resident Services” covers all Authority initiatives that cover household-based economic development efforts such as the Family Self-Sufficiency Program or services targeted to specific sub-populations to assist them in maintaining their residency or ability to be program participants.

Short Term (12 to 24 months)

1. Monitor status of SEVRA with a specific eye on the expansion of the Moving to Work Program.
2. Develop internal working group to identify and develop new operational model under an MTW framework that would serve as the core of a competitive application for MTW Status
3. Make application for MTW Status

4. Implement the Family Self-Sufficiency Program for public housing residents and continue outreach and marketing for participants.
5. Design and execute a Financial Education Program with service partners to improve level of financial literacy of residents in all assisted housing programs.
6. Develop satellite program in partnership with Stamford Boys & Girls Club as part of the Fairfield Court Revitalization Program for Fairgate Drive.

Medium Term (25 to 48 months)

1. Assess and implement the Family Self-Sufficiency Program to the Section 8 Housing Choice Voucher Program.
2. Identify and execute program initiatives to expand the supportive housing program for selected Post House, a Fairfield Court replacement housing development.

Long Term (49+ months)

E) Corporate/Governance

“Corporate/Governance” covers issues related to the Authority’s establishment and maintenance of instrumentalities or affiliates including management of conflict of interest issues and other issues that arise concerning the relationship between the Authority and these other entities.

Short Term (12 to 24 months)

1. Support operation of development instrumentality - Rippowam Corporation – and various general partner affiliates. Maintain proper allocation plans, conflict of interest policies and corporate formalities.
2. Develop rationale for use of single purpose entity to support Authority redevelopment efforts that promotes maximum flexibility while keeping the number of entities the fewest necessary to accomplish agency goals & objectives..
3. Examine feasibility of forming non-controlled affiliate to compete for work in private sector and undertake activities outside of Stamford geographical area.
4. Train staff of all affiliated entities on conflict of interest and professional corporate conduct. Develop internal controls mechanisms to identify

potential conflict situations that may arise for appropriate review by legal counsel and Board of Commissioner.

Medium Term (25 to 48 months)

1. Form one or more single purpose entity to support Authority redevelopment efforts consist with the rationale developed in #2 above.
2. Form non-controlled affiliate to achieve purpose in #3, above.

Long Term (49+ months)

1. Continue instrumentality/affiliate formation and management

F) Entrepreneurial Activities

“Entrepreneurial Activities” are initiatives to develop refine and development services that can be marketed to third parties involved in the affordable housing and market rate housing markets.

Short Term (12 to 24 months)

1. Examine feasibility of providing fee-for-services to third parties including management, development, asset management, supportive housing design and financial services.
2. As described above, examine feasibility of forming non-controlled affiliate to compete for work in private sector and undertake activities outside of Stamford geographical area.

Medium Term (25 to 48 months)

1. Implement steps described in Short Term above.

Long Term (49+ months)

1. Continue implementation of steps described above.

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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-09		FFY of Grant Approval:	
Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:			
Date of CFFP:					
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending:		<input type="checkbox"/>		<input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
Line		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³		199,651		
3	1408 Management Improvements		99,826		
4	1410 Administration (may not exceed 10% of line 21)		99,825		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		138,826		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable		440,130		
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

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

Part I: Summary

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

Grant Type and Number: **Capital Fund Program Grant No: CT 26-P007-501-09**

Replacement Housing Factor Grant No: **FFY of Grant: 2009**


Date of CFFP: **FFY of Grant Approval:**

Type of Grant

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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²		Obligated
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	20,000			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	998,258			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	25,000			
24	Amount of line 20 Related to Security - Hard Costs	30,000			
25	Amount of line 20 Related to Energy Conservation Measures	45,000			

Signature of Executive Director: 

Date: **9/20/09**

Signature of Public Housing Director: _____

Date: _____

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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**Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program**

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

Part II: Supporting Pages		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No):		Federal FFY of Grant:			
PHA Name: Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:		2009			
Development Number Name/PHA- Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised ¹		
AMP 2							
Stamford Manor	Entrance lobby	1460		30,000			
	Elevator	1460		1,000			
	504 handicap accessibility	1460		10,000			
	Roof Replacement	1460		50,000			
	Brick Repair (cont.)	1460		130,000			
	Sprinkler line replacement (cont.)	1460		30,000			
	Sprinkler head replacement	1460		10,000			
	Window Replacement	1460		1,000			
	Electric Water heaters	1460		1,000			
	Replace Electric baseboard 60 units	1460		1,000			
	Entrance lobby	1460		1,000			
	Replace toilets, showerheads, aerators	1460		1,000			
	Convert apartment & common area lighting	1460		1,000			
	Window Replacement in wings	1460		1,000			
	Replace Patio walkways in breezeway	1460		1,000			
Clinton Manor	Domestic Water	1460		45,000			
	Fire Pump	1460		30,000			
	Window/Sliding door replacement	1460		1,000			

Quintard Manor	Sprinkler head replacement	1460			1,000			
	Roof Replacement	1460			1,000			
	Electro-magnetic Fire doors	1460			1,000			
Elderly Developments	Turnovers, Replace floors, Closet doors, Windows, Paint, Sinks	1460			75,000			
AMP 3								
Ursula Park								
Ursula Park	Boiler Replacement	1460			2,000			
	Paint & Replace siding	1460			1,000			
	Stove replacement	1460			1,230			
	Replace toilets, showerheads, & aerators	1460			3,000			
	Convert apartment lighting	1460			2,400			
Lawn Avenue	Replace appliances	1460			1,000			
	Erosion Control	1460			1,000			
	Siding Replacement	1460			1,000			
Sheridan Mews	Boiler Replacement	1460			1,000			
	Replace Toilets, Showerheads	1460			2,200			
	Convert apartment lighting	1460			1,300			
Scattered Sites	New Roof	1460			0			
HA-Wide	MANAGEMENT IMPROVEMENTS	1408						
	Modernization Construction Specialist				50,000			
	New Phone System				5,000			
	Computer Software				19,826			
	Police Patrols				25,000			
	ADMINISTRATION	1410			99,825			
	FEES & COSTS	1430						
	Architect & Engineer Fees				138,826			

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

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

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 2	9/30/11		9/30/13		
AMP 3	9/30/11		9/30/13		
HA Wide	9/30/11		9/30/13		

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2004	
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-04		FFY of Grant Approval:	
Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:			
Date of CFFP:					
Type of Grant		Total Estimated Cost		Total Actual Cost ¹	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/08		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	119,447		119,447	119,447
3	1408 Management Improvements	238,894		238,894	238,894
4	1410 Administration (may not exceed 10% of line 21)	119,447		119,447	119,447
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	73,769		73,769	73,769
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	449,311		449,311	449,311
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	40,000		40,000	40,000
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	153,609		153,609	153,609
17	1499 Development Activities ⁴				

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

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-04		FFY of Grant: 2004
PHA Name: Housing Authority of the City of Stamford		Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no. 6) <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Total Actual Cost ¹
		Original	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,194,477	1,194,477	1,194,477
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security - Soft Costs			
24	Amount of line 20 Related to Security - Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			
Signature of Executive Director <i>Vincent [Signature]</i>		Signature of Public Housing Director		Date 7/31/05

¹ To be completed for the Performance and Evaluation Report.
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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:						
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-04		2004						
Housing Authority of the City of Stamford		CFFP (Yes/No): No								
Development Number Name/PHA-Wide Activities		Replacement Housing Factor Grant No:		Total Estimated Cost						
General Description of Major Work Categories		Development Account No.		Quantity						
				Original						
				Revised ¹						
				Funds Obligated ¹						
				Funds Expended ¹						
				Total Actual Cost						
				Status of Work						
AMP 2										
Stamford Manor	1 st Floor Entrance	1460			281,896.44	0	0	0		
	504 Compliance	1460			20,000	0	0	0		
	Sprinkler Repair	1460			0	14,281.49	14,281.49	14,281.49		Complete
Quintard Manor	Elevator Upgrade	1460			45,370.58	163,048.08	163,048.08	163,048.08		Complete
	504 Compliance	1460			30,000	0	0	0		
Clinton Manor	Main Entrance/Waiting Area	1460			23,125.98	23,125.98	23,125.98	23,125.98		Complete
	Window Replacement	1460			0	11,371.44	11,371.44	11,371.44		Complete
	Finance Office Renovation	1460			0	8,113.07	8,113.07	8,113.07		Complete
	Replace Cooling Tower	1460			0	96,196.35	96,196.35	96,196.35		Complete
	New Generator	1460			28,918	28,918	28,918	28,918		Complete
Elderly Develop.	Unit Turnover	1460			0	104,256.59	104,256.59	104,256.59		Complete
AMP 3										
Lawn Ave Twnhs	504 Compliance- 2 units	1460			20,000	0	0	0		
HA-Wide	Security Service - Elderly	1408			167,834.58	163,334.58	163,334.58	163,334.58		Complete
	Mod. Construction Specialist	1408			41,349.64	45,849.64	45,849.64	45,849.64		Complete
	Tenant Liaison	1408			29,709.78	29,709.78	29,709.78	29,709.78		Complete
	ADMINISTRATION	1410			119,447	119,447	119,447	119,447		Complete
	Architect & Engineer Fees	1430			30,000	30,000	30,000	30,000		Complete
	Capital Planning	1430			43,769	43,769	43,769	43,769		Complete

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

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


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

Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name: Housing Authority of the City of Stamford						
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹	Federal FFY of Grant: 2004
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
AMP 2	9/30/06	9/30/06	9/30/08	9/30/08		
AMP 3	9/30/06	9/30/06	9/30/08	9/30/08		
HA Wide	9/30/06	9/30/06	9/30/08	9/30/08		

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2005	
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-05		FFY of Grant Approval:	
Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:			
Date of CFFP:					
Type of Grant		<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/08 <input type="checkbox"/> Revised Annual Statement (revision no: 5) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹
		Original			Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	225,635	225,635	225,635	225,635
3	1408 Management Improvements	225,635	225,635	225,635	225,635
4	1410 Administration (may not exceed 10% of line 21)	112,817	112,817	112,817	112,817
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000	81,197	81,197	76,871.19
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	517,197	451,000	451,000	4,423.80
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	31,894	31,894	31,894	31,894
17	1499 Development Activities ⁴				

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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⁴ RHF funds shall be included here.

Part I: Summary																																																													
PHA Name: Housing Authority of the City of Stamford	Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-05 Replacement Housing Factor Grant No: Date of CFFP:																																																												
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:																																																													
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">Line</th> <th style="width: 75%;">Summary by Development Account</th> <th style="width: 10%;">Total Estimated Cost</th> <th style="width: 5%;">Revised ²</th> <th style="width: 5%;">Obligated</th> <th style="width: 5%;">Total Actual Cost ¹</th> </tr> </thead> <tbody> <tr> <td>18a</td> <td>1501 Collateralization or Debt Service paid by the PHA</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>18ba</td> <td>9000 Collateralization or Debt Service paid Via System of Direct Payment</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>19</td> <td>1502 Contingency (may not exceed 8% of line 20)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>20</td> <td>Amount of Annual Grant: (sum of lines 2 - 19)</td> <td style="text-align: right;">1,128,178</td> <td style="text-align: right;">1,128,178</td> <td style="text-align: right;">1,128,178</td> <td style="text-align: right;">677,275.99</td> </tr> <tr> <td>21</td> <td>Amount of line 20 Related to LBP Activities</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>22</td> <td>Amount of line 20 Related to Section 504 Activities</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>23</td> <td>Amount of line 20 Related to Security - Soft Costs</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>24</td> <td>Amount of line 20 Related to Security - Hard Costs</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>25</td> <td>Amount of line 20 Related to Energy Conservation Measures</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	18a	1501 Collateralization or Debt Service paid by the PHA					18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					19	1502 Contingency (may not exceed 8% of line 20)					20	Amount of Annual Grant: (sum of lines 2 - 19)	1,128,178	1,128,178	1,128,178	677,275.99	21	Amount of line 20 Related to LBP Activities					22	Amount of line 20 Related to Section 504 Activities					23	Amount of line 20 Related to Security - Soft Costs					24	Amount of line 20 Related to Security - Hard Costs					25	Amount of line 20 Related to Energy Conservation Measures					<input type="checkbox"/> Revised Annual Statement (revision no: 5) <input type="checkbox"/> Final Performance and Evaluation Report
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Signature of Executive Director 	Signature of Public Housing Director Date 7/31/09																																																												

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:							
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-05		2005							
Housing Authority of the City of Stamford		CFFP (Yes/No): No									
Development Number Name/PHA-Wide Activities		Replacement Housing Factor Grant No:									
General Description of Major Work Categories		Development Account No.		Quantity							
				Total Estimated Cost							
				Original							
				Revised ¹							
				Funds Obligated ¹							
				Funds Expended ¹							
				Total Actual Cost							
				Status of Work							
AMP 2											
Stamford Manor	Entrance lobby	1460			237,450.70	264,450.70	264,450.70	0			In Progress
	Elevator	1460			81,550	81,550	81,550	0			In Progress
	504 handicap accessibility	1460			40,000	20,000	20,000	0			In Progress
	Roof Replacement	1460			0	20,000	20,000	0			
Quintard Manor	504 handicap accessibility	1460			20,000	20,000	20,000	0			In Progress
	Elevator	1460			27,000	0	0	0			
Clinton Manor	Window Replacement	1460			15,000	15,000	15,000	408.56			In Progress
	Domestic Water	1460			30,000	30,000	30,000	0			In Progress
HA-Wide	Security Service - Elderly	1408			120,000	160,691.68	160,691.68	160,691.68			Complete
	Modernization Construction Specialist	1408			55,000	59,546.67	59,546.67	59,546.67			Complete
	Tenant Liaison	1408			30,000	5,396.65	5,396.65	5,396.65			Complete
	Computer Software	1408			20,635	0	0	0			
	ADMINISTRATION	1410			112,817	112,817	112,817	112,817			Complete
	Architect & Engineer Fees	1430			15,000	81,197	81,197	81,197			In Progress

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

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

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Stamford					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant: 2005
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 2	9/30/07	9/30/07	9/30/09		Reasons for Revised Target Dates ¹
AMP 3	9/30/07	9/30/07	9/30/09		
HA Wide	9/30/07	9/30/07	9/30/09		

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

Part I: Summary
 PHA Name: **Housing Authority of the City of Stamford**
 Grant Type and Number: **CT 26-P007-501-06**
 Capital Fund Program Grant No:
 Replacement Housing Factor Grant No:
 Date of CFFP:

FFY of Grant: **2006**
 FFY of Grant Approval:

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/08	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/08	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³		227,892	227,892	227,892	227,892
3	1408 Management Improvements		227,892	227,892	227,892	227,892
4	1410 Administration (may not exceed 10% of line 21)		113,946	113,946	113,946	111,776.24
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		30,000	78,000	78,000	8,113.07
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures		517,638	442,638	442,638	8,725.75
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment		0	27,000	27,000	26,586
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

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

Part I: Summary

PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-06	
Date of CFFP:		FFY of Grant: 2006 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no: 4) <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA		Obligated Expended
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	22,091	22,091
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,139,459	1,117,368
21	Amount of line 20 Related to LBP Activities		602,259.31
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>Vincent Tugh/Su</i>		Signature of Public Housing Director	
Date 7/31/09		Date	

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

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-06		2006		
Housing Authority of the City of Stamford		CFFP (Yes/ No): No				
Development Number Name/PHA-Wide Activities		Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised ¹	
				Funds Obligated ¹	Funds Expended ¹	
AMP 2						
Stamford Manor	Entrance lobby	1460		54,928	54,928	0 In Progress
	Elevator	1460		125,000	125,000	0 In Progress
	504 handicap accessibility	1460		30,000	30,000	0 In Progress
	Roof Replacement	1460		92,000	92,000	0 In Progress
	Sprinkler line replacement	1460		10,000	10,000	0 In Progress
Clinton Manor	Window Replacement	1460		15,710	15,710	0 In Progress
	Office Renovation	1460		95,000	95,000	8,725.75 In Progress
Elderly Dev. CT 7-5	Unit Turnover	1460		95,000	20,000	0 In Progress
HA-Wide	Security Service - Elderly	1408		88,541.51	89,142.13	89,142.13 Complete
	Mod. Construction Specialist	1408		11,460.49	21,897.85	21,897.85 Complete
	Computer Software	1408		16,536	16,536	16,536 Complete
	Site Based Accounting	1408		111,354	97,916.02	97,916.02 Complete
	ADMINISTRATION	1410		113,946	113,946	111,776.24 In Progress
	Architect & Engineer Fees	1430		30,000	48,000	8,113.07 In Progress

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

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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2007	
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-07		FFY of Grant Approval:	
Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:			
Date of CFFP:					
Type of Grant		<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/08 <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹
		Original			Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	196,678	196,678	196,678	53,668.93
3	1408 Management Improvements	196,678	196,678	196,678	196,678
4	1410 Administration (may not exceed 10% of line 21)	98,339	98,339	98,339	53,373.82
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000	105,000	105,000	25,790.98
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	431,647	366,697	366,697	13,320.11
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	10,050	0	0	0
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary		Grant Type and Number		FFY of Grant: 2007	
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-07		FFY of Grant Approval:	
Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant		<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:			
Line	Summary by Development Account	Total Estimated Cost	Revised²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	20,000	20,000		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	983,392	983,392	963,392	342,831.84
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	
<i>Vincent Gyp/Sa 7/30/07</i>					

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-07		2007			
Housing Authority of the City of Stamford		CFFP (Yes/ No): No					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised ¹	Funds Obligated ¹	Funds Expended ¹
AMP 2							
Stamford Manor	Entrance lobby	1460		77,000	77,000	77,000	0
	Brick Repair	1460		10,000	10,000	0	0
	504 handicap accessibility	1460		19,647	19,647	19,647	0
	Roof Replacement	1460		200,000	200,000	0	0
	Sprinkler line replacement	1460		30,000	20,000	20,000	0
Clinton Manor	Window Replacement	1460		10,000	10,000	10,000	0
Elderly Dev. CT 7-5	Unit Turnover	1460		95,000	30,050	30,050	0
HA-Wide	Security Service - Elderly	1408		125,326	90,991.95	90,991.95	90,991.95
	Mod. Construction Specialist	1408		55,000	12,077.20	12,077.20	12,077.20
	Computer Software	1408		16,536	4,744.34	4,744.34	4,744.34
	Police Patrols	1408		0	25,000	25,000	25,000
	Project Based Accounting	1408		0	63,864.51	63,864.51	63,864.51
	ADMINISTRATION	1410		98,339	98,339	98,339	53,373.82
	Architect & Engineer Fees	1430		30,000	105,000	105,000	25,790.98

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

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

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

Part III: Implementation Schedule for Capital Fund Financing Program					Federal FFY of Grant:
PHA Name: Housing Authority of the City of Stamford					2007
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 2	9/30/09		9/30/11		
AMP 3	9/30/09		9/30/11		
HA Wide	9/30/09		9/30/11		

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

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

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

Part I: Summary	Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-08 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:
Housing Authority of the City of Stamford		

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/08	Summary by Development Account	Total Estimated Cost			Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended	
1		Total non-CFP Funds					
2		1406 Operations (may not exceed 20% of line 21) ³	199,651	199,651	199,651	93,199.50	
3		1408 Management Improvements	199,651	199,651	199,651	49,314	
4		1410 Administration (may not exceed 10% of line 21)	99,826		99,826	44,329.11	
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	439,080		439,080	0	
11		1465.1 Dwelling Equipment—Nonexpendable					
12		1470 Non-dwelling Structures					
13		1475 Non-dwelling Equipment	10,050		10,050	5,149.50	
14		1485 Demolition					
15		1492 Moving to Work Demonstration					
16		1495.1 Relocation Costs					
17		1499 Development Activities ⁴					

Revised Annual Statement (revision no: 2)
 Final Performance and Evaluation Report

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

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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2008	
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-08		FFY of Grant Approval:	
Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:			
Date of CFFP:					
Type of Grant		<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised Annual Statement (revision no: 2)	
		<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Revised²	Obligated	Total Actual Cost¹
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	20,000	20,000		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	998,258	998,258	858,258	191,992.11
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	
<i>Vincent Tye / Sa</i>				<i>7/31/08</i>	

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

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

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No:		2008		
Housing Authority of the City of Stamford		CT 26-P007-501-08				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised ¹	
Replacement Housing Factor Grant No:				Funds Obligated ¹	Funds Expended ¹	
AMP 2						
Stamford Manor	Entrance lobby	1460		149,080	149,080	0 In Progress
	Brick Repair	1460		20,000	0	0
	504 handicap accessibility	1460		30,000	30,000	0 In Progress
	Roof Replacement	1460		50,000	0	0
	Sprinkler line replacement	1460		50,000	50,000	0 In Progress
Clinton Manor						
	Window Replacement	1460		10,000	10,000	0
Elderly Dev. CT						
	Unit Turnover	1460		90,000	90,000	0 In Progress
AMP 3						
Scattered Site	Roof Replacement	1460		13,303	13,303	0
Ursula Park Twnh	Boiler Replacement	1460		26,697	26,697	0
HA-Wide	Security Service - Elderly	1408		100,326	100,326	0
	Mod. Construction Specialist	1408		50,000	50,000	0
	Phone System	1408		24,325	24,325	24,314 Complete
	Police Patrols	1408		25,000	25,000	25,000 Complete
	ADMINISTRATION	1410		99,826	99,826	44,329.11 In Progress
	Architect & Engineer Fees	1430		30,000	30,000	0

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

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

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

Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name: Housing Authority of the City of Stamford						
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant: 2008	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
AMP 2	9/30/10		9/30/12		Reasons for Revised Target Dates ¹	
AMP 3	9/30/10		9/30/12			
HA Wide	9/30/10		9/30/12			

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

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number	Housing City of Stamford CT - 7		Locality (City/County & State)		Original 5-Year Plan		Revision No:
	Development Number and Name	Work Statement for Year 1 FFY: 2009	Work Statement for Year 2 FFY:ARRA 2009/ 2010	Stamford, Connecticut Work Statement for Year 3 FFY: 2011	Work Statement for Year 4 FFY: 2012	Work Statement for Year 5 FFY: 2013	
A.							
B.	Physical Improvements Subtotal	Annual Statement	1,360,301/ 440,130	440,130	440,130	440,130	440,130
C.	Management Improvements		99,826	99,826	99,826	99,826	99,826
D.	PHA-Wide Non-dwelling Structures and Equipment						
E.	Administration		165,890/ 99,826	99,826	99,826	99,826	99,826
F.	Other		158,825	158,825	158,825	158,825	158,825
G.	Operations		199,651	199,651	199,651	199,651	199,651
H.	Demolition		0	0	0	0	0
I.	Development		0	0	0	0	0
J.	Capital Fund Financing – Debt Service		0	0	0	0	0
K.	Total CFP Funds		998,258	998,258	998,258	998,258	998,258
L.	Total Non-CFP Funds		0	0	0	0	0
M.	Grand Total		998,258	998,258	998,258	998,258	998,258

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary (Continuation)

PHA Name/Number: Housing Authority of the City of Stamford CT-7	Work Statement for Year 1 FFY: 2009	Locality (City/county & State) Stamford, Connecticut	Work Statement for Year 2 FFY:ARRA 2009/ 2010	Work Statement for Year 3 FFY: 2011	Work Statement for Year 4 FFY: 2012	Work Statement for Year 5 FFY: 2013
A.	Annual Statement					
AMP 2						
Stamford Manor			\$1,092,078/ 376,130	317,000	255,000	267,130
Quintard Manor			2,000	0	0	0
Clinton Manor			50,000	0	0	0
AMP 3						
Conn. Ave.			0	0	0	0
Lawn Ave.			\$75,000/2,000	0	30,000	40,000
Ursula Park			\$187,723/ 6,000	70,000	85,000	103,000
Conn. Common/ Sheridan Mews			\$5,500/3,000	23,130	50,000	10,000
Scattered Sites			1,000	30,000	20,130	20,000

Work Statement for Year 1 FFY 2009	Work Statement for Year Two FFY ARRA 2009/ 2010			Work Statement for Year: Three FFY 2011		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 1 Stamford Manor			AMP 1 Stamford Manor		
	Entrance Lobby		1,000	Handicap Accessibility		10,000
	Elevator		50,000	Repair Exterior Brick		5,000
	Handicap Accessibility		10,000	Upgrade Bathrooms		5,000
	Sprinkler Line Replacement		20,000	Elevator Replacement		200,000
	Brick Repair ARRA		967,078/ 150,000	Flexi wall install		5,000
	Replace Toilets, Showerheads ARRA		15,000/ 12,770	Sprinkler line Replacement		20,000
	Roof Replacement		1,000	Window replacement		5,000
	Convert lighting ARRA		20,000/ 18,509	Replace Sprinkler heads		2,000
	Replace Sprinkler heads ARRA		20,000/ 52,851	Patio Walk Replacement		35,000
	Window Replacement ARRA		70,000/ 1,000	Elderly Turnover		30,000
	Patio Walk Replacement		1,000			
	Elderly Turnover		58,000			
	Quintard Manor					
	Roof Replacement		1,000			
	Sprinkler Head Replacement		1,000			
	Clinton Manor					
	Common Area Windows		25,000			
	Network Control Entrance		25,000			
	Subtotal of Estimated Cost		\$	Subtotal of Estimated Cost		\$

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2009	Work Statement for Year Two FFY ARRA 2009/ 2010		Work Statement for Year: Three FFY 2011	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	PHA Wide	165,890/ 99,826	PHA Wide	99,826
	Subtotal of Estimated Cost	\$165,890/ 99,826	Subtotal of Estimated Cost	\$99,826

Capital Fund Program—Five-Year Action Plan

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

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year Four FFY 2012		Work Statement for Year: Five FFY 2013	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
PHA Wide	99,826	PHA Wide	99,826
Subtotal of Estimated Cost	\$99,826	Subtotal of Estimated Cost	\$99,826

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 initiated the redevelopment process for Clinton Manor and Quintard Manor. This is 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. Disposition Applications for both properties have been submitted to the Special Application Center (SAC) and the Authority has identified financing resources each property.
- 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. Additionally, the Authority updated its public housing lease incorporating new HUD regulations and statutes.
- The Authority completed a review of its Section 8 Preference structure for participant selection and updated and revised the system to reflect new policy priorities and administrative streamlining. Additionally, the Authority engaged a consultant to conduct a comprehensive review of the Section 8 Program which will be reviewed and where appropriate program recommendations will be implemented.
- 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.**
- **The Authority has initiated the “pilot” for the ACH debit process for tenant rent payments. This process will be expanded and other payment options will be examined during the upcoming operating year.**
- **The Authority completed the lease-up process for Post House, a 60 unit Low-Income Housing Tax Credit development and the second Fairfield Court replacement site.**
- **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.**
- **In terms of the current HOPE VI funded redevelopment program, which involves the Fairfield Court Development, the Authority has made substantial implementation progress along a multi-path redevelopment program. Accomplishments include:**
 1. **The Taylor Street Apartments, a new construction development phase, is complete and occupied. The affordable homeownership units are being marketed and sold to first-time homebuyers. 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, which provides soft second mortgages and homeownership training, is underway with completion scheduled for late in 2009.
 6. The Authority has undertaken a major effort to attain proficiency and establish capacity in the management of Low Income Housing Tax Credit properties. Its initial lease up of Taylor Street, and impending lease up of Post House, has tested these new skills with full success.
- 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 Acting 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.

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.

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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: Housing Authority of the City of Stamford		Capital Fund Program Grant No: CT 26-S007-501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval:	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost ¹	Expended
		Original			
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	165,890			
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	1,360,301			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part I: Summary		FFY of Grant: 2009	
PHA Name:	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	
Type of Grant	<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ² Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	132,712	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,658,903	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures	163,223	
Signature of Executive Director		Date	Signature of Public Housing Director
		9/2/07	

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:					
PHA Name:		Capital Fund Program Grant No:		2009					
Housing Authority of the City of Stamford		CFFP (Yes/No):							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Replacement Housing Factor Grant No:	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised ¹	Funds Obligated ¹	Funds Expended ¹	
AMP 2									
Stamford Manor									
	Brick Repair		1460		967,078				
	Sprinkler Head Replacement		1460		20,000				
	Replace toilets, showerheads, aerators		1460		15,000				
	Convert apartment & common area lighting		1460		20,000				
	Replace thermo-pane windows		1460		70,000				
AMP 3									
Ursula Park Twnhs									
	Replace siding		1460		150,000				
	Replace toilets, showerheads, & aerators		1460		10,000				
	Convert apartment lighting		1460		7,723				
	Replace stoves		1460		20,000				
Lawn Ave. Twnhs									
	Replace appliances		1460		15,000				
	Erosion Control		1460		10,000				
	Siding Replacement		1460		50,000				
Sheridan Mews									
	Replace Toilets, Showerheads		1460		2,500				
	Convert apartment lighting		1460		3,000				

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

