

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information	
	PHA Name: Housing Authority of the City of Stamford	PHA Code: CT-07
	PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8)	
	PHA Fiscal Year Beginning: July 1, 2010	

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	
	<input type="checkbox"/> 5-Year and Annual Plan	<input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only

4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)	
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	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.
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5.1	<p>Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:</p> <p><i>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.</i></p>
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5.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p style="text-align: center;">See Attachment A</p>
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PHA Plan Update

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

The HACS has not made any policy changes to its Admissions & Continued Occupancy Plan (ACOP).

The Section 8 Administrative Plan was reviewed as part of operational assessment of the Section 8 Program. Operational changes are being implemented to improve customer service and operational efficiency but none of these changes to operations require modification to existing policies as described in the Plan.

No other Board of Commissioner approved policies covered by the Agency Plan have been modified or are planned to be modified by Board Action during the fiscal year ending 6/30/2010

(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.

6.0

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 2011.

The Authority anticipates submission of a Disposition Application for its 23 Connecticut Avenue property (CT 7-17). This property will be incorporated into the larger redevelopment of Vidal Court, a state-aided property, which will result in one for one replacement of the federal public housing units located at this address.

Demolition/Disposition Activity Description

1a. Development name: Connecticut Commons

1b. Development (project) number: CT 7-17

2. Activity type: Demolition
Disposition

3. Application status (select one)
Approved
Submitted, pending approval
Planned application

4. Date application approved, submitted, or planned for submission: (06/15/10)

5. Number of units affected: 95

6. Coverage of action (select one)

Part of the development

Total development

7. Timeline for activity:

a. Actual or projected start date of activity: 8/01/10

b. Projected end date of activity: 7/31/11

See Attachment G for additional information on the disposition

The Authority anticipates continued use of Project-based Section 8 (PBV) in support of its redevelopment activities and in advance of the passage of SEVRA, which increases the cap on how much tenant-based subsidy can be converted to project-based, will seek regulatory relieve to permit maximum usage of Section 8 PBV.

Anticipate use of Project-based Vouchers as part of the overall redevelopment of Vidal Court.

PROJECT-BASED VOUCHER HAP LIST

Existing Utilization

Fairfield Commons:	13	
Post House	50	
Taylor Street	10	
Fairgate	<u>22</u>	
TOTAL		95

Outside of the current Fairfield HOPE VI Program, the Authority has no other homeownership program ongoing. The Authority may look at the feasibility of a homeownership program using some portion of its scattered site housing program during the fiscal year covered by this Agency Plan.

7.0

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p style="text-align: center;">See Attachment B for the 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 style="text-align: center;">See Attachment D for copy of Five-Year Action Plan</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/ Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<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 style="text-align: center;">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 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 7/1/2010 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 2010.

1. Submission of an Allocation Plan for Designated Housing.
2. Submission of an Application for inclusion in the Moving to Work (MTW) Program.
3. Revisions to the Section 8 Administrative Plan to address program integrity, customer service and to implement policies and procedures to improve management of program utilization levels.
4. Revisions to the ACOP to address program integrity and improve customer service.
5. Decisions to open a waiting list for a specific period of time.
6. Changes in the Capital Plan.

- 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.
10. Implement a work order tracking system which will allow for tracking performance metrics, download work orders real time to roving maintenance staff, and manipulate data to track quality of materials and success of operational initiatives.
11. Strengthen ties and interaction with social service providers to provide support to new and existing tenants dealing with issues such as non-payment of rent, housekeeping and aging in place.
12. Continue to reach out to MBE's and WBE's while purchasing goods and services

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. Finalize upgrade of accounting systems to support project-based budgeting and other HUD asset management requirements and initiatives.
4. Improve internal controls over accounting system and financial reporting through revised practices and increased security of accounting software.

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)
2. Create data base of resident email address allowing for the mass communication such as newsletters, emergency communiqués and community events.

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.
3. Repeat item 10 from A1 short term.
4. Make staff available for Webcasts of HUD, CHFA and other training videos

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. Expand training to staff on budget management and fiscal accountability requirements, systematically coordinating management operations and finance.
3. Refine accounting procedures to implement project based budgeting authority wide. 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.
4. Train staff on budget management and fiscal accountability requirements, systematically coordinating management operations and finance.

Medium Term (25 to 48 months)

1. 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.
2. Prepare and develop site specific management plans for newly acquired private properties in targeted neighborhoods
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) Strengthen basic accounting and financial management systems

1. Develop an investment strategy which will guide the Authority in establishing long term guidelines which will maximize financial success and minimize risk.

A.6) 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 “concierge” 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.
4. Meet regularly with Stamford Police Department identifying neighborhood safety meetings. Incorporate neighbors from the commercial and market rate housing communities.

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.
 - a. Conclude development of Phase I, off-site development
 - b. Commence development of Phase II, off-site development which will utilize accumulated Replacement Housing Factor (RHF) to create LIPH units as part of this development.
 - c. Apply for and obtain approval for disposition and partial demolition of 23 Connecticut Avenue (CT 7- 17) for use as part of Phase II development site.
2. Initiate predevelopment activities (i.e. planning and acquisition) for recapitalization or revitalization of one or more major state assisted housing facilities
3. Implement conversion of Clinton Manor (CT 7-11) and Quintard Manor (CT 7-5) into Project-based Section Housing Choice Voucher developments.
4. Acquire existing private properties for redevelopment in targeted neighborhoods (i.e. Stamford West Side) to support current mixed-income, public housing redevelopment efforts.

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 III
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.
6. Review and update COC Preventive Maintenance programs to account new and modernized systems in each development in the COC portfolio.
7. In coordination with PNA updates, acquire a database for each property of quantities used for cost estimating
8. Integrate Preventive Maintenance into work order system so that the work order system can generate scheduled maintenance work orders.
9. Digitize and inventory all plans to all developments
10. Review existing materials on file at the COC and determine which information should be saved for library
11. Obtain software system that will track maintenance records and be able to plan for extraordinary maintenance.
12. Develop an Integrated Pest Management (IPM) plan
13. Assure the most cost effective approach to unit turnover.
14. Use information for item #14 to development a Small Business Program for outsourcing vacancy turnover. Link this program to business incubator and Section 3 compliance issues and as a source of individuals and firms that can be used by contractors on larger assignments for Affirmative Action and Section 3 compliance.

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. Initiate an internal planning process to review changes proposed in the two version of SEVRA, Senate and House, to determine how to quickly and effectively implement potential programmatic changes and to assess how the new “tools” that may be provided through Act can be best harnessed to move the goals & objectives of the Authority forward.
2. Utilize project-based Section 8 Vouchers in support of Authority redevelopment efforts including Vidal Court and another major public housing revitalization or recapitalization project.
3. Seek regulatory relief to increase the portion of the tenant-based program that can be used for project-based assistance above the 20% cap.
4. Review current management information system utilization what changes are required to best implement the Quadel assessment report.
5. Apply for Relocation Vouchers for Fairfield Court revitalization.
6. Obtain relocation Vouchers for Clinton Manor and Quintard Manor and project-base these Vouchers subject to resident consent to finance modernization activities. Utilize existing Vouchers for any deficit.
7. Determine feasibility of and utilize Vouchers at State elderly facility.
8. 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. Seek MTW designation.
2. Implement the Family Self-Sufficiency Program for public housing residents and continue outreach and marketing for participants.
3. Design and execute a Financial Education Program with service partners to improve level of financial literacy of residents in all assisted housing programs.
4. Implement satellite program in partnership with Stamford Boys & Girls Club as part of the Fairfield Court Revitalization Program for Fairgate.
5. Formulate Strategic Partnerships with key provider partners and local institutions to leverage Authority resources and mission. Primary partners will be Family Centers and Stamford Hospital.
6. Implement program intended to improve resident occupancy standards utilizing a combination of lease enforcement, eviction mitigation and counseling provided by provider partners.

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 Post House, Taylor Street and Fairgate, Fairfield Court replacement housing developments.
3. Implement supportive housing program at Progress Drive.
4. If awarded MTW status, apply resources gained through operational cost savings to provide resident services at all family properties intended to foster self-sufficiency and independence.
5. Continue to solidify Strategic Partnerships with Family Centers and Stamford Hospital and build permanent network of provider partners.
6. Expand and formalize program intended to improve resident occupancy standards utilizing a combination of lease enforcement, eviction mitigation and counseling provided by provider partners.

Long Term (49+ months)

1. Realize long-term improvement in resident occupancy standards resulting in safe, sanitary living conditions and increased dignity for household members.

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 consistent 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 property management, LIHTC compliance monitoring, real estate development, asset management, supportive housing program design, and property 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 action steps to achieve competency and capacity to perform functions described in Short Term above.

Long Term (49+ months)

1. Continue implementation of steps described above.

G) Organizational Administration

“Organizational Administration” references initiatives which deal with human capital, financial management, information technology, risk services, purchasing, risk management and any other strategic administrative functions which enhance or improve the operations and the positioning of the Authority.

Short Term (12 to 24 months)

1. Complete an assessment of the current management information system and its capacity to meet the growing needs of the Authority.
2. Establish an employee pay-for-performance compensation strategy where merit increases are intimately tied to individual, team or organizational performance.
3. Cultivate programs which provide tools for mentoring and developing employees.
4. Build a purchasing process which provides maximum value for each dollar spent by the Authority.
5. Formulate a document retention policy and begin its implementation throughout the Authority.
6. Install a policy which addresses the standardization of all office equipment (fax, copier, scanners, etc.).
7. Formulate and institute Board development initiatives.
8. Develop language for personnel policy and collective bargaining that makes knowledge of IT system as it applies to a position will be a factor in promotions for both union and non-union positions. In the case of union positions conform this policy to seniority requirements.

Medium Term (25 to 48 months)

1. Install a succession plan for key members of the Authority.
2. Complete the disposal/archiving of historical and/or stored documents.

Long Term (49+ months)

1. Conduct systematic review of COC organizational structure and positions descriptions approximately every five years to assure that staffing pattern and written position descriptions are accurate and comprehensive in terms of staff assignments and functions.

Part I: Summary
 PHA Name: **Housing Authority of the City of Stamford**
 Grant Type and Number: **Capital Fund Program Grant No: CT 26-P007-501-10**
 Replacement Housing Factor Grant No: **CT 26-P007-501-10**
 Date of CFFP: **FFY of Grant Approval: 2010**

Line	Type of Grant	Original	Total Estimated Cost		Revised	Obligated	Expended
			Original	Revised			
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³	182,800					
3	1408 Management Improvements	91,400					
4	1410 Administration (may not exceed 10% of line 21)	91,400					
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition	100,000					
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment—Nonexpendable	428,400					
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-P007-501-10**

Replacement Housing Factor Grant No:
 Date of CFFP:

FFY of Grant: **2010**
 FFY of Grant Approval:


Type of Grant

Original Annual Statement Reserve for Disasters/Emergencies

Performance and Evaluation Report for Period Ending: 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	
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)	914,000		
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	25,000		
25	Amount of line 20 Related to Energy Conservation Measures	1,700		

Signature of Executive Director: 

Date: **6/24/10**

Signature of Public Housing Director: _____ Date: _____

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ 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: CT26-P007-501-10		2010				
Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ¹	Funds Expended ¹	
AMP 2								
Stamford Manor								
	Elevator Replacement	1460		125,000				
	Brick Repair (cont.)	1460		300,270				
	Replace Electric baseboard 60 units	1460		1,000				
AMP 3								
Ursula Park								
	Boiler Replacement	1460		1,000				
	Replace siding	1460		430				
Lawn Avenue								
	Replace appliances	1460		500				
Sheridan Mews								
	Replace Toilets, Showerheads	1460		200				
Scattered Sites								
	New Roof	1460		0				

HA-Wide	MANAGEMENT IMPROVEMENTS	1408						
	Modernization Construction Specialist				41,400			
	MAPPLAN				25,000			
	Police Patrols				25,000			
	ADMINISTRATION	1410			91,400			
	FEEES & COSTS	1430						
	Architect & Engineer Fees				100,000			

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: 2010					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 2	9/30/12		9/30/14		
AMP 3	9/30/12		9/30/14		
HA Wide	9/30/12		9/30/14		

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
Urban Development
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and
Office of Public and Indian Housing
OMB No. 2577-0226

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 type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 6) <input type="checkbox"/> Summary by Development Account <input checked="" type="checkbox"/> X Final Performance and Evaluation Report		
Line		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	225,635	225,635	225,635
3	1408 Management Improvements	225,635	225,635	225,635
4	1410 Administration (may not exceed 10% of line 21)	112,817	112,817	112,817
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	15,000	81,197	81,197
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures	517,197	451,000	451,000
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
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
 OMB No. 2577-0226
 Expires 4/30/2011

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

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-05		FFY of Grant: 2005	
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: 12/31/09		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> X Revised Annual Statement (revision no: 6) X Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,128,178	1,128,178	1,128,178	1,128,178
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	

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

U.S. Department of Housing and
 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: CT 26-P007- 501-05		Federal FFY of Grant: 2005			
PHA Name: Housing Authority of the City of Stamford		CFFP (Yes/No): No Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised ¹		
				Funds Obligated ¹	Funds Expended ¹		
AMP 2							
Stamford Manor	Entrance lobby	1460	20,000	0	0	0	
	Elevator	1460	81,550	55,295.33	55,295.33	55,295.33	Complete
	504 handicap accessibility	1460	20,000	0	0	0	
	Roof Replacement	1460	264,450	350,708.70	350,708.70	350,708.70	Complete
Quintard Manor	504 handicap accessibility	1460	20,000	0	0	0	
	Elevator	1460	0	0	0	0	
Clinton Manor	Window Replacement	1460	15,000	408.56	408.56	408.56	Complete
	Domestic Water	1460	30,000	0	0	0	
	Office renovation	1460	0	9,010.06	9,010.06	9,010.06	Complete

Elderly Dev.	Unit Turnover	1460		40,000	35,577.35	35,577.35	35,577.35	35,577.35	Complete
HA-Wide	MANAGEMENT IMPROVEMENTS	1408							
	Security Service - Elderly	1408		160,691.68	160,691.68	160,691.68	160,691.68	160,691.68	Complete
	Modernization Construction Specialist	1408		59,546.67	59,546.67	59,546.67	59,546.67	59,546.67	Complete
	Tenant Liaison	1408		5,396.65	5,396.65	5,396.65	5,396.65	5,396.65	Complete
	Computer Software	1408		0	0	0	0	0	
	ADMINISTRATION FEES & COSTS	1410		112,817	112,817	112,817	112,817	112,817	Complete
	Architect & Engineer Fees	1430		81,197	81,197	81,197	81,197	81,197	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
 OMB No. 2577-0226
 Expires 4/30/2011

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

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

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
Urban Development
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

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



Part I: Summary		Grant Type and Number		FFY of Grant: 2006	
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-06		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: 12 /09		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	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	113,946
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	78,000	78,000	78,000	78,000
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	464,729	464,729	464,729	374,645.02
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	27,000	27,000	27,000	16,223.33
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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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: 2006	
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-06		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 type="checkbox"/> Revised Annual Statement (revision no. 5)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/09				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost¹	
		Original	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)	0	0		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,139,459	1,139,459	1,139,459	1,038,598.35
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	
					
Expires 4/30/2011					

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

Annual Statement/Performance and Evaluation Report
Urban Development

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

U.S. Department of Housing and

Office of Public and Indian Housing
OMB No. 2577-0226
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:		Status of Work	
PHA Name:		Capital Fund Program Grant No: CT 26-P007-		2006			
Housing Authority of the City of Stamford		501-06					
Development Number Name/PHA-Wide Activities		Development Account No.		Quantity		Total Estimated Cost	
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			
AMP 2							
Stamford Manor	Entrance lobby	1460		202,091	278,565.28	228,898.90	In Progress
	Elevator	1460		0	0	0	
	504 handicap accessibility	1460		30,000	0	0	
	Roof Replacement	1460		92,000	84,538.70	44,121.10	In Progress
	Sprinkler line replacement	1460		10,000	10,000	10,000	complete
Clinton Manor	Window Replacement	1460		15,710	15,710	15,710	complete
	Office Renovation	1460		62,551.72	45,137.96	45,137.96	complete
	Domestic Water	1460		43,141.28	29,804	29,804	In Progress
Elderly Dev. CT 7-5	Unit Turnover	1460		9,307	973.06	973.06	complete

HA-Wide															
	MANAGEMENT IMPROVEMENTS	1408													
	Security Service - Elderly	1408	89,142.13	89,142.13	89,142.13	89,142.13	89,142.13	89,142.13	89,142.13	89,142.13	89,142.13	89,142.13	89,142.13	89,142.13	Complete
	Mod. Construction Specialist	1408	24,297.85	24,297.85	24,297.85	24,297.85	24,297.85	24,297.85	24,297.85	24,297.85	24,297.85	24,297.85	24,297.85	24,297.85	Complete
	Computer Software	1408	16,536	16,536	16,536	16,536	16,536	16,536	16,536	16,536	16,536	16,536	16,536	16,536	Complete
	Site Based Accounting	1408	97,916.02	97,916.02	97,916.02	97,916.02	97,916.02	97,916.02	97,916.02	97,916.02	97,916.02	97,916.02	97,916.02	97,916.02	Complete
	ADMINISTRATION FEES & COSTS	1410	113,946	113,946	113,946	113,946	113,946	113,946	113,946	113,946	113,946	113,946	113,946	113,946	In Progress
	Architect & Engineer Fees	1430	78,000	78,000	78,000	78,000	78,000	78,000	78,000	78,000	78,000	78,000	78,000	78,000	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
 OMB No. 2577-0226
 Expires 4/30/2011

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

Part III: Implementation Schedule for Capital Fund Financing Program
 PHA Name: **Housing Authority of the City of Stamford**

Federal FFY of Grant:
2006

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	9/30/08	9/30/08	9/30/10		
AMP 3	9/30/08	9/30/08	9/30/10		
HA Wide	9/30/08	9/30/08	9/30/10		

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
 U.S. Department of Housing and Urban Development
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program
 Office of Public and Indian Housing
 OMB No. 2577-0226**

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-07		FFY of Grant: 2007
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: 12/09		Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹	
		Original	Revised²	Obligated
1	Total non-CFP Funds			Expended
2	1406 Operations (may not exceed 20% of line 21) ³	196,678	196,678	196,678
3	1408 Management Improvements	196,678	196,678	196,678
4	1410 Administration (may not exceed 10% of line 21)	98,339	98,339	98,339
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	105,000	105,000	105,000
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures	386,697	386,697	386,697
11	1465.1 Dwelling Equipment—Nonexpendable			19,820
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment	0	0	0
14	1485 Demolition			
15	1492 Moving to Work Demonstration			



16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

Expires 4/30/2011

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
of Housing and Urban Development
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program
OMB No. 2577-0226

U.S. Department
Public and Indian Housing
Replacement Housing Factor and Capital Fund Financing Program
Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-07		FFY of Grant: 2007
PHA Name: Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:		FFY of Grant
Date of CFFP:		Date of CFFP:		Approval:
Type of Grant	<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/09		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input type="checkbox"/> 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			Expended
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)	0	0	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	983,392	983,392	983,392
21	Amount of line 20 Related to LBP Activities			616,515
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		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. PHAs with under 250 units in management may use 100% of CFP Grants for operations. RHF funds shall

Annual Statement/Performance and Evaluation Report
U.S. Department of Housing and Urban Development
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program
OMB No. 2577-0226

Office of Public and Indian Housing
Capital Fund Financing Program

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-		2007		
Housing Authority of the City of Stamford		P007-501-07				
		CFFP (Yes/ No): No				
		Replacement Housing Factor Grant No:				
Development Number	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
Name/PHA-Wide Activities				Original	Funds Obligated ¹	Funds Expended ¹
AMP 2						
Stamford Manor	Entrance lobby	1460		277,000	277,000	0
	Brick Repair	1460		30,000	30,000	0
	504 handicap accessibility	1460		19,647	19,647	0
	Roof Replacement	1460		0	0	0
	Sprinkler line replacement	1460		20,000	20,000	15,875
Clinton Manor	Window Replacement	1460		10,000	10,000	3,945
	Fire Pump	1460		26,801	26,801	0

Elderly Dev. CT 7-5	Unit Turnover	1460	3,249	3,249	3,249	0	In Progress
HA-Wide	MANAGEMENT IMPROVEMENTS	1408					
	Security Service - Elderly	1408	90,991.95	90,991.95	90,991.95	90,991.95	In Progress
	Mod. Construction Specialist	1408	12,077.20	12,077.20	12,077.20	12,077.20	In Progress
	Computer Software	1408	4,744.34	4,744.34	4,744.34	4,744.34	In Progress
	Police Patrols	1408	25,000	25,000	25,000	25,000	
	Project Based Accounting	1408	63,864.51	63,864.51	63,864.51	63,864.51	
	ADMINISTRATION	1410	98,339	98,339	98,339	98,339	In Progress
	FEEES & COSTS						
	Architect & Engineer Fees	1430	105,000	105,000	105,000	105,000	In Progress

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

Annual Statement/Performance and Evaluation Report
 U.S. Department of Housing and Urban Development
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program
 OMB No. 2577-0226
 Expires 4/30/2011

Office of Public and Indian Housing

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	9/30/09	9/30/11			
AMP 3	9/30/09	9/30/09	9/30/11			
HA Wide	9/30/09	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
 PHA Name: **Housing Authority of the City of Stamford**
 Grant Type and Number: **CT 26-P007-501-08**
 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:



Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/09	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/09	Total Estimated Cost			Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended	
1	Total non-CFFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³		199,651	199,651	199,651	187,624.52	
3	1408 Management Improvements		199,651	199,651	199,651	174,669.28	
4	1410 Administration (may not exceed 10% of line 21)		99,826	99,826	99,826	99,826	
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs		30,000	30,000	30,000	3,179.45	
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures		439,080	439,080	425,777	30,890	
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment		10,050	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						

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

Part I: Summary

PHA Name: Housing Authority of the City of Stamford	Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-08 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:
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Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/09	<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Final Performance and Evaluation Report	X Revised Annual Statement (revision no: 3)							
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹					
Line		Original	Revised ²	Obligated	Expended				
18a	1501 Collateralization or Debt Service paid by the PHA								
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment								
19	1502 Contingency (may not exceed 8% of line 20)	20,000	20,000						
20	Amount of Annual Grant:: (sum of lines 2 - 19)	998,258	998,258	964,955	501,338.75				
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 12/21/09	Date

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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: CT 26-P007-501-08		2008							
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		0	36,000	36,000	0	0	0		In Progress
	Brick Repair	1460		229,080	248,190	248,190	0	0	0		In Progress
	504 handicap accessibility	1460		30,000	30,000	30,000	0	0	0		In Progress
	Roof Replacement	1460		0	0	0	0	0	0		In Progress
	Sprinkler line replacement	1460		50,000	30,890	30,890	30,890	30,890	30,890		In Progress
Clinton Manor	Window Replacement	1460		0	0	0	0	0	0		
Elderly Dev. CT 7-5	Unit Turnover	1460		90,000	54,000	54,000	54,000	54,000	0		In Progress
AMP 3											
Scattered Site	Roof Replacement	1460		13,303	13,303	13,303	0	0	0		
Ursula Park Twnh	Boiler Replacement	1460		26,697	26,697	26,697	26,697	26,697	0		
HA-Wide	MANAGEMENT IMPROVEMENTS	1408									
	Project based Acct/Mappin	1408		100,326	119,515.22	119,515.22	119,515.22	94,533.50	94,533.50		
	Mod. Construction Specialist	1408		50,000	34,145.28	34,145.28	34,145.28	34,145.28	34,145.28		
	Phone System	1408		24,325	20,990.50	20,990.50	20,990.50	20,990.50	20,990.50		
	Police Patrols	1408		25,000	25,000	25,000	25,000	25,000	25,000		
	ADMINISTRATION	1410		99,826	99,826	99,826	99,826	99,826	99,826		
	FEES & COSTS										
	Architect & Engineer Fees	1430		30,000	30,000	30,000	30,000	30,000	3,179.45		

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 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
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.

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

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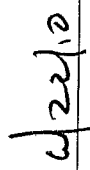
Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-09		FFY of Grant Approval:	
Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:			
Date of CFFP:					
Type of Grant		Total Estimated Cost		Total Actual Cost ¹	
Original Annual Statement		Original		Obligated	
X Performance and Evaluation Report for Period Ending: 12/09		Revised ²		Expended	
Summary by Development Account					
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	229,942	229,942	229,942	
3	1408 Management Improvements	114,971	114,971	114,971	
4	1410 Administration (may not exceed 10% of line 21)	114,971	114,971	114,971	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	138,826	138,826	138,826	
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable	531,001	531,001	531,001	432,071
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				

X Revised Annual Statement (revision no:1)
 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.
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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 I: Summary		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-09		FFY of Grant: 2009	
PHA Name: Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:		FFY of Grant Approval:	
Date of CFFP:					
Type of Grant Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies X Performance and Evaluation Report for Period Ending: 12/09		X Revised Annual Statement (revision no:1) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	20,000	20,000	0	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,149,711	1,149,711	1,030,781	
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	25,000		
24	Amount of line 20 Related to Security - Hard Costs	30,000	30,000		
25	Amount of line 20 Related to Energy Conservation Measures	45,000	45,000		
Signature of Executive Director		Signature of Public Housing Director		Date	
				4/22/10	

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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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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	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		30,000	30,000	30,000		
	Elevator	1460		1,000	75,000	0		
	504 handicap accessibility	1460		10,000	10,000	0		
	Roof Replacement	1460		50,000	50,000	50,000		
	Brick Repair (cont.)	1460		220,871	335,871	335,871		
	Sprinkler line replacement (cont.)	1460		30,000	0	0		
	Sprinkler head replacement	1460		10,000	0	0		
	Window Replacement	1460		1,000	1,000	0		
	Electric Water heaters	1460		1,000	1,000	0		
	Replace Electric baseboard 60 units	1460		1,000	2,000	0		
	Replace toilets, showerheads, aerators	1460		1,000	0	0		
	Convert apartment & common area lighting	1460		1,000	2,000	2,000		
	Window Replacement in wings	1460		1,000	6,000	6,000		
	Replace Patio walkways in breezeway	1460		1,000	0	0		
Clinton Manor	Domestic Water	1460		45,000	0	0		
	Fire Pump	1460		30,000	0	0		
	Window/Sliding door replacement	1460		1,000	0	0		
Quintard Manor	Sprinkler head replacement	1460		1,000	0	0		

	Roof Replacement	1460			1,000	0	0
	Electro-magnetic Fire doors	1460			1,000	0	0
Elderly Developments	Turnovers, Replace floors, Closet doors, Windows, Paint, Sinks	1460			75,000	0	0
AMP 3							
Ursula Park							
Ursula Park	Boiler Replacement	1460			2,000	3,000	3,000
	Replace siding	1460			1,000	1,000	0
	Stove replacement	1460			1,230	1,230	0
	Replace toilets, showerheads, & aerators	1460			3,000	3,000	3,000
	Convert apartment lighting	1460			2,400	2,400	0
Lawn Avenue	Replace appliances	1460			1,000	1,000	0
	Erosion Control	1460			1,000	1,000	0
	Siding Replacement	1460			1,000	1,000	0
Sheridan Mews	Boiler Replacement	1460			1,000	1,000	0
	Replace Toilets, Showerheads	1460			2,200	2,200	2,200
	Convert apartment lighting	1460			1,300	1,300	0
Scattered Sites	New Roof	1460			0	0	0
HA-Wide	MANAGEMENT IMPROVEMENTS	1408					
	Modernization Construction Specialist				65,145	65,145	65,145
	New Phone System				5,000	5,000	5,000
	Computer Software				19,826	19,826	19,826
	Police Patrols				25,000	25,000	25,000
	ADMINISTRATION	1410			114,971	114,971	114,971
	FEES & COSTS	1430					
	Architect & Engineer Fees				138,826	138,826	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
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Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program												
PHA Name:												
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.

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

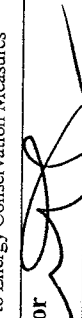
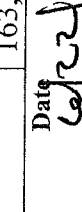
U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval:	
PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-S007-501-09 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant Original Annual Statement X Performance and Evaluation Report for Period Ending: 12/09		x Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ² Obligated
1	Total non-CFP Funds		Expended
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	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	1,360,301	1,493,013
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

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

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

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

Part I: Summary		FFY of Grant: 2009		FFY of Grant Approval:	
PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-S007-501-09 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		x Revised Annual Statement (revision no: 1)	
X Performance and Evaluation Report for Period Ending: 12/09		<input type="checkbox"/> Final Performance and Evaluation Report			
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				Expended
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	132,712	0		
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,658,903	1,658,903	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	73,233		
Signature of Executive Director		Date		Signature of Public Housing Director	
		12/10			

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name:		Capital Fund Program Grant No: CT 26-S007-501-09		2009				
Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ¹	Funds Expended ¹	
AMP 2								
Stamford Manor								
	Brick Repair	1460		967,078	1,409,790	1,409,790	0	Contract signed
	Sprinkler Head Replacement	1460		20,000	20,000	20,000	0	Work underway
	Replace toilets, showerheads, aerators	1460		15,000	0	0	0	
	Convert apartment & common area lighting	1460		20,000	20,000	20,000	0	
	Replace thermo-pane windows	1460		70,000	10,000	10,000	0	Work underway
AMP 3								
Ursula Park Twnhs								
	Replace siding	1460		150,000	0	0	0	
	Replace toilets, showerheads, & aerators	1460		10,000	10,000	10,000	0	Work underway
	Convert apartment lighting	1460		7,723	7,723	7,723	0	
	Replace stoves	1460		20,000	0	0	0	
Lawn Ave. Twnhs								
	Replace appliances	1460		15,000	0	0	0	
	Erosion Control	1460		10,000	10,000	10,000	0	
	Siding Replacement	1460		50,000	0	0	0	
Sheridan Mews								
	Replace Toilets, Showerheads	1460		2,500	2,500	2,500	0	Wok underway
	Convert apartment lighting	1460		3,000	3,000	3,000	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
 OMB No. 2577-0226
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program						Federal FFY of Grant: 2009
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	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
AMP 2	3/31/10		4/30/12			
AMP 3	3/31/10		4/30/12			
HA Wide	3/31/10		4/30/12			

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 Authority of the City of Stamford CT-7		Locality (City/County & State) Stamford, Connecticut			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY: 2010	Work Statement for Year 2 FFY: 2011	Work Statement for Year 3 FFY: 2012	Work Statement for Year 4 FFY: 2013	Work Statement for Year 5 FFY: 2014
B.	Physical Improvements Subtotal	Annual Statement	531,001	531,001	531,001	531,001
C.	Management Improvements		114,971	114,971	114,971	114,971
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		114,971	114,971	114,971	114,971
F.	Other		158,826	158,826	158,826	158,826
G.	Operations		229,942	229,942	229,942	229,942
H.	Demolition		0	0	0	0
I.	Development		0	0	0	0
J.	Capital Fund Financing – Debt Service		0	0	0	0
K.	Total CFP Funds		1,147,711	1,147,711	1,147,711	1,147,711
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		1,147,711	1,147,711	1,147,711	1,147,711

Part I: Summary (Continuation)						
PHA Name/Number: Housing Authority of the City of Stamford CT-7		Locality (City/county & State) Stamford, Connecticut			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY: 2010	Work Statement for Year 2 FFY: 2011	Work Statement for Year 3 FFY: 2012	Work Statement for Year 4 FFY: 2013	Work Statement for Year 5 FFY: 2014
		Annual Statement				
	AMP 2					
	Stamford Manor		390,130	317,000	255,000	267,130
	AMP 3					
	Conn. Ave.		0	40,000	15,871	5,871
	Lawn Ave.		15,000	30,000	30,000	60,000
	Ursula Park		105,000	90,871	160,000	168,000
	Conn. Common/ Sheridan Mews		15,000	23,130	50,000	10,000
	Scattered Sites		5,871	30,000	20,130	20,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year Two FFY 2011			Work Statement for Year: Three FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AMP 2			AMP 2		
Annual	Stamford Manor			Stamford Manor		
Statement						
	Entrance Lobby		0	Handicap Accessibility		10,000
	Elevator		50,000	Exterior Brick Repair		40,000
	Handicap Accessibility		10,000	Upgrade Bathrooms		12,000
	Brick Repair		150,000	Elevator Replacement		100,000
	Shower Stalls		13,770	Shower Stalls		20,000
	Window Replacement		70,000	Elderly Turnover		50,000
	Elderly Turnover		65,000	Window Replacement		75,000
	Convert Lighting		18,509	Bathroom Medicine Cabinets		10,000
	Bathroom Medicine Cabinets		12,851			
	Subtotal of Estimated Cost		\$	Subtotal of Estimated Cost		\$

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year Two FFY 2011			Work Statement for Year: Three FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AMP 3			AMP 3		
Annual	Ursula Park			Ursula Park		
Statement	Boiler Replacement		20,000	Boiler Replacement		20,000
	Replace siding		50,000	Roof Replacement		30,000
	Window replacement		20,000	Kitchen Cabinets		20,871
	Stove Replacement		5,000	Window Replacement		20,000
	Replace Toilets, Showerheads		5,000			
	Convert lighting		5,000			
	Lawn Ave			Lawn Ave		
	Appliances		5,000	Erosion Control		10,000
	Siding Replacement		10,000	Kitchen Replacement		20,000
	Sheridan Mews/CT Commons			Sheridan Mews/CT Commons		
	Boiler Replacement		5,000	Window Replacement		23,130
	Replace Toilets, Showerheads		5,000			
	Convert lighting		5,000			
	Scattered Sites			Scattered Sites		
	Window Replacement		5,871	Siding Replacement		30,000
	CT Ave A & B			Ct Ave A & B		
	Kitchen replacement		0	Kitchen replacement		20,000
				Bathroom Upgrade		20,000
	Subtotal of Estimated Cost		\$ 531,001	Subtotal of Estimated Cost		\$ 531,001

Part II: Supporting Pages – Physical Needs Work Statement(s)						
	Work Statement for Year Four FFY 2013			Work Statement for Year: Five FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	AMP 3			AMP 3		
	Ursula Park			Ursula Park		
	Boiler Replacement		55,000	Siding Replacement		75,000
	Kitchen Replacement		10,000	Kitchen Replacement		21,000
	Roof Replacement		20,000	Bathroom replacement		42,000
	Siding Replacement		75,000	Window Replacement		30,000
	Lawn Ave			Lawn Ave		
	Kitchen Replacement		20,000	Kitchen Replacement		40,000
	Bathroom Replacement		10,000	Bathroom Replacement		20,000
	Sheridan Mews/CT Commons			Sheridan Mews/CT Commons		
	Roof Replacement		20,000	Roof Replacement		10,000
	Siding Replacement		30,000			
	Scattered Sites			Scattered Sites		
	New Landscaping		20,130	New Kitchens		20,000
	CT Ave A & B			CT Ave A & B		
	Bathroom upgrade		15,871	Bathroom upgrade		5,871
	Subtotal of Estimated Cost		\$ 531,001	Subtotal of Estimated Cost		\$ 531,001

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 applied to the U.S. Department of Housing & Urban Development (HUD) for one of three slots available in the Moving to Work (MTW) Program. MTW provides for broad regulatory and statutory relief from the requirements of the 1937 Housing Act with the intent of promoting entrepreneurial activities and initiatives consistent with the mission of the Authority that help improve the quality of live for program participants through increased economic opportunity and safe and healthy residential communities for low income households.**
- **The Authority has continued 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. Disposition Applications for both properties have been approved by the Special Application Center (SAC) and the Authority has identified financing resources each property. The Authority has applied for Relocation Section 8 Vouchers for these properties. A capital needs assessment has been completed identifying the improvements needed to upgrade the facilities.**
- **The Authority conducted a review and proposed an update of the policies in its Admissions and Continued Occupancy Policy (ACOP). This update is intended to clarify criteria for approving requests for a live-in aide so as to determine when a Request for a Reasonable Accommodation might be necessary.**

- **The Authority and its consultant completed a comprehensive review of the Section 8 Program to improve operational efficiencies and customer service. The recommendations of this study are being implemented on a phased-in basis.**
- **The Authority completed site improvements at Stamford Manor made possible because of land exchange with the City of Stamford. These physical improvements have enhanced site security, provide for additional parking for residents and facilitated access to the Mill River for the citizens of Stamford.**
- **Besides the site improvements at Stamford Manor, the development has received a new roof and will undergo significant masonry and concrete improvements through the use of federal ARRA stimulus funds starting in the Spring of .**
- **The Authority has accelerated implementation of HUD's Asset Management requirements that are tied to the new federal subsidy system. The Authority is in the process of defining and documenting a number of issues which the Authority anticipates will become the basis for approaching HUD on issues such as the fee structure under HUD's asset management system.**
- **The Authority has completed a draft Asset Based Management training manual and preliminary HUD Chart of Accounts in support of the ongoing transition and capacity building.**
- **The Authority completed the conversion of their Public Housing and Capital Fund financial statements in compliance with HUD Asset Based Management requirements. This included a transition to the indirect allocation method of Central Office Cost Center expenditures as well as converting the Public Housing and Capital Fund balance sheet accounts to the PHA's Asset Managed Properties (AMP's).**

- **The Authority has begun the process of implementing policy and procedures for the Finance Department along with restructuring the Finance Department to a property based accounting department enabling the PHA to maximize their resources both federal and non federal sources. This will enable the PHA to meet its longer term goals of becoming less reliant of subsidies and more reliant on a business model approach and asset manager of housing within the City of Stamford.**
- **The Authority continues to expand the ACH debit process for tenant rent payments. The Authority continues to examine other direct payment options to appeal to the broadest possible range of households.**
- **The Authority completed the construction and assisted-unit lease-up process for Fairgate, a 90 unit Low-Income Housing Tax Credit development and the third and final phase of the Fairfield Court HOPE VI revitalization.**
- **The Authority completed its HOPE VI homeownership assistance program (HOAP) placing 33 qualified households into their first homes by providing soft second mortgage-type assistance.**
- **In terms of the current HOPE VI funded redevelopment program, which involves the Fairfield Court Development, the Authority has completed the active development phase and is proceeding with project closeout activities.**
- **The Authority has implemented a series of post-installation evaluation upgrades for its HABCO IT system. These upgrades are intended to expand system utilization by current staff and facilitate future staff training and organizational capacity building.**

- **The Authority has launched several initiatives designed to improve customer service and community access to program information. It has launched its new website, designed to appeal to its traditional and emerging, more diverse client base. It has also prepared an Introduction to the Section 8 program booklet, in English, Spanish and Creole French, to facilitate access to program information by clients with limited web access and to address our obligation under Executive Order 13166, Improving Access to Services by Persons with Limited English Proficiency.**
- **The Authority has implemented a series of strategic partnerships with leading institutions and agencies in furtherance of its core mission and continues to nurture these relationships. Our partnership with Family Centers has strengthened delivery of resident services and access to the broader network of local provider partners. Our partnership with Stamford Hospital has begun to foster delivery of primary medical services in targeted neighborhoods and is facilitating redevelopment of the Vidal Court housing complex through community outreach and land exchanges.**
- **The Authority has designed and is producing a Resident Handbook that explains lease requirements, house rules & procedures, and community service requirements suitable for use in mixed-income developments.**
- **The Authority has commenced construction of Progress Drive Apartments, the first, off-site phase in the revitalization of Vidal Court, a state assisted moderate rent housing complex. This revitalization process is modeled on the HOPE VI mixed-finance, mixed-income approach that the Authority successfully implemented in the redevelopment of Southfield Village and Vidal Court. Funding will be provided by a number of sources including Project Based Section 8 Vouchers, Tax Credit Exchange (ARRA Section 1602) funds and HOME funds. Future phases will also utilize Replacement Housing Factor (RHF) funding.**

- **Authority staff undertook professional development training to improve its performance under the HUD PIC and REAC physical inspection programs. Its LIPH and Section 8 PIC scores have improved markedly, and its recent REAC inspection scores are significantly elevated from prior years.**
- **The Authority implemented a coordinated unit inspection program, modeled on REAC protocol, with the addition of a comprehensive housekeeping inspection. The purpose is to identify instances where tenant behaviors have resulted in substandard occupancy conditions and work with tenants to improve them. It has engaged its network of community and social service provider partners to provide the supports necessary to upgrade occupancy standards and avoid unnecessary lease enforcement.**
- **The Authority has upgraded its Human Resources capabilities and has developed an internal recruiting capacity intended to expand the labor pool for new staff. It has implemented a tuition reimbursement program to assist staff in pursuing further education. It is designing and preparing to implement a system of professional development initiatives.**
- **Modified the layout of the Main Office 1st floor to improve customer service and efficiency.**
- **Completed a comprehensive review of the organization's staffing pattern. As part of that process reviewed and modified the following: position functions, job description specifics, supervisory span of control, delegation of authority, assignment of responsibility, level of accountability and chain of command.**
- **Increased employee communications through the development of Town Hall style staff meetings as well as internal newsletters.**

- **Completed an audit of all Human Resources practices, policies, programs, files and contracts which will be used to update the COC's Personnel Policies.**
- **Organized a comprehensive on-boarding program and packet for new hires in order to attract new talent.**
- **The Executive Director and Deputy Executive Director continued an extensive series of resident association and 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.

Statement on Compliance with the Requirements of the Violence against Women Act

The Housing Authority of the City of Stamford d/b/a Charter Oak Communities (COC) completed a review of its major policies and administrative systems for both its Public Housing and its Section 8 Programs against the requirements of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and the recently issues Interim Rule on the Violence Against Women's Act, as amended. The Interim Rule was issued on November 29, 2008.

One of the key aspects of the review was to identify program requirements that might result in impediments for VAWA households in terms of their program participation.

This review confirmed that the COC already has administrative systems that allow for applicants and program participants to identify mitigating circumstances for both the public housing and Section 8 Program. Language has been developed to clarify that among the types of mitigating information documentation of the applicant or program participant being a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified. See attached example from the public housing program.

This expansion of the notion of mitigating information covers applicant screening, lease compliance and in the case of the Section 8 Program actions that might otherwise result in program termination. In situations in which the abuser is currently part of the household, the COC has developed policy changes that would facilitate bifurcation of assistance. The COC has also changed its Section 8 Program to give both a priority to a COC public housing resident who is qualified under VAWA definitions and at risk in their current unit as well as a general preference for victims of domestic abuse as defined under VAWA.

The PHA has adopted reasonable procedures for verification of status under VAWA using form HUD 50066 , by police report or court record, or by other certifying documentation provided by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance

Program participants have been notified of rights under VAWA.

COC has not implemented any special supportive service programs for victims of domestic violence nor entered into any Memorandum of Agreement with local service providers. Information on referrals to local service providers that work with domestic abuse victims has been made available to staff.

COC Public Housing Program Policy Language

Re: Domestic Violence

(a) An incident or incidents of actual or threatened domestic violence, dating violence, or stalking shall not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence and shall not be good cause for terminating the tenancy or occupancy rights of the victim of such violence. Additionally, criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a Tenant's household or any guest or other person under the Tenant's control, shall not be cause for termination of the tenancy or occupancy rights, if the Tenant or immediate member of the Tenant's family is a victim of that domestic violence, dating violence, or stalking.

(b) Notwithstanding subsection (a), or any Federal, State, or local law to the contrary, the Management may bifurcate a lease or remove a household member from a lease without regard to whether a household member is a signatory to a lease, in order to evict, remove, or terminate occupancy rights of any individual who is a tenant or lawful occupant and who engaged in criminal acts of physical violence against family members or others, without evicting, removing, or terminating occupancy rights, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant. Such eviction or removal of occupancy rights shall be effected in accordance with the procedures prescribed by Federal, State, and local law.

(c) Management may request a certification that an individual is a victim of domestic violence, dating violence or stalking, and that the incident(s) in question are bona fide incidents of actual or threatened abuse. Such certification must include the name of the perpetrator, and may be in the form of (i) HUD Form 50066, or other HUD approved certification form, (ii) a court record, or (iii) documentation signed by an employee, agent or volunteer of a victim service provider, an attorney, or medical professional from whom the individual has sought assistance which attests to the bona fide existence of such actual or threatened abuse.

(d) Nothing in this Section:

(1) limits Management from honoring court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim or issued to address the distribution or possession of property among the household members in cases where a family breaks up;

(2) limits Management from evicting a Tenant for any violation of a lease not premised on the act or acts of violence in question against the Tenant or a member of the Tenant's household, provided that Management does not subject an individual who is or has been a victim of domestic violence, dating violence, or stalking to a more demanding standard than other Tenants in determining whether to evict;

(3) limits Management from terminating the tenancy of any Tenant if Management can demonstrate an actual and imminent threat to other Tenants or those employed at or providing service to the premises if that Tenant is not evicted; or

(4) supersedes any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, or stalking.

(e) All information Management may request to confirm domestic violence, dating violence or stalking victim status, pursuant to federal law, shall be retained in confidence by Management, and shall not be entered into any shared database, except to the extent that disclosure is:

(1) requested or consented to by the individual in writing;

(2) required for use in an eviction proceeding; or

(3) otherwise required by applicable law.

Narrative Justification for Approval of DDA 4039 Disposition of Connecticut Commons (CT 7-17)

This application is for the disposition of eight (8) units of federal family public housing in support of the redevelopment of Vidal Court, a state-aided moderate income family development. **The eight (8) units proposed for disposition will be replaced with nine (9) units of federal ACC units.** Connecticut Commons (CT 7-17) is to be folded into the second of four phases of the Vidal Court revitalization program, in combination with a 6.5 acre site adjacent to Connecticut Commons that the Authority has acquired. The name of the new development is Palmer Square and it is the second of four phases of redevelopment for Vidal Court.

In the redevelopment plan, the Authority has created a truly neighborhood-wide opportunity for revitalization of the West Side of Stamford, especially in the area around Stamford Hospital. The four separately located mixed-income phases of the Vidal Court revitalization will produce 216 affordable housing units to replace those lost at Vidal Court as well as approximately 144 market rate rental units for a total of 360 units new to the marketplace.

The Palmer Square development plan which has received final City zoning approval, calls for a total of 76 units, including 37 affordable Vidal Court replacement units, eight ACC units to replace CT Commons plus one additional ACC unit for a total of nine (9), and 30 market rate units. Two of the four existing CT Commons structures, containing four dwelling units, will be demolished and replaced with new structures and two structures, also containing four dwelling units, will be comprehensively rehabilitated resulting in the full replacement of units proposed for removal under Section 18 of the 1937 Housing Act. The overall program will result in one-for-one replacement of all current units considered affordable under state statutes.

The basis of the action is found under Section 18 of the 1937 Housing Act is pursuant to 24 CFR 970.17(c) & (d)

(b) Disposition allows the acquisition, development, or rehabilitation of other properties that will be more efficiently or effectively operated as low-income housing developments;

(c) The PHA has otherwise determined the disposition to be appropriate for reasons that are consistent with the goals of the PHA and the PHA Plan and that are otherwise consistent with the Act;

Housing Authority of the City of Stamford, CT07000001 Connecticut Common (CT 7-17) Disposition Buildings: 4, Units: 8, Acres: .78			
Total Units to be Redeveloped	Less than 80% of Area Median Income		
	ACC	Non-ACC	Market Rate
Rental	9	37	30
For Sale	0	0	0
Acquiring Entity (Rental Units)	Palmer Sq. Housing Development LLC		
Acquiring Entity (For Sale Units)	N/A		
Method of Sale	Ground Lease for 99 Years		
Sale Price	N/A		
Lease Price	\$ 1.00		
Purpose	Development of 76 units of Mixed-Income Housing using TCEP, TCAP, FHA first mortgage, RHF funds, City funding, and owner equity		

This disposition is being submitted as a “Disposition at less than Fair Market Value”, and the Executive Summary from an appraisal prepared by Kerin & Fazio, LLC is included as an attachment to the application.

The Housing Authority of the City of Stamford (HACS) will execute a ground lease with a single purpose entity, the Palmer Square Housing Development LLC, of which HACS is the sole member.

A resident consultation process with the current tenants of these units has been ongoing, but the official meeting to notify and discuss the intent of the WHHA to submit a disposition application occurred on April 29, 2010. An sign-in sheet as well as a letter of support is provided. The intent to submit the application was discussed as part of the Resident Advisory Board (RAB) Process and is fully reflected in the most recent Agency Plan submission.

A letter of support was obtained from the Mayor and is dated May 19, 2010. The City has been part of an extensive and ongoing consultation process that has included zoning relief, environmental clearance activities as the “responsible entity” and support for funding applications.

The Board of Commissioners passed a resolution that authorized the disposition application on May 26, 2010.

The City of Stamford has completed a clearance process under 24 CFR 58 and has forwarded its finding to the HUD Hartford Office. We are awaiting their ‘Release of Funds’ notice to complete the review process pertinent to this application.