

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 modified its schedule for annual re-examinations so that 1/12 of the workload for re-exams occurs each month. This change is currently going through an implementation phase designed to make certain that no household goes longer than 12 months from its last required re-exam

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 major 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 6/30/2011

(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 2012.

No demolition or disposition applications are anticipated during FYE 2012.

The HACS intends to develop and submit an Allocation Plan for Designated Housing for the following properties shown in the table below.

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

7.0

The Authority anticipates continued use of Project-based Section 8 (PBV) in support of its redevelopment activities.

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

Additional use of PBV is planned for Clinton Manor and Quintard Manor under the existing category.

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

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 CFP Performance and Evaluation Reports Attachment H for the RHF Performance and Evaluation Reports Attachment I for the RHF Narrative</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 7/1/2011 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 2011.

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.

Charter Oak Communities

Major Agency Goals & Objectives

Five Year Rolling Plan

Each year the Housing Authority of the City of Stamford d/b/a Charter Oak Communities (“COC”) updates its Major Agency Goals & Objectives to maintain a current working plan for the seven (7) areas which broadly cover organizational components for a quasi-governmental affordable housing real estate operation.

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. Continue to refine the work order system to establish performance metrics, allow for work orders to be sent to roving maintenance staff on a real time basis, and access data to track quality of performance and success of operational initiatives.
11. Expand role of Resident Service Coordinators and relationships with social service providers to support to new and existing tenants in addressing poor lease compliance such as late payment of rent, poor housekeeping/hoarding and general aging-in-place issues.
12. Review the ACOP with staff on a chapter by chapter basis to re-baseline staff practices to established or new policy.
13. Upgrade the rent billing statement system.
14. Train staff on the newest procedures for third party verification including effective use of EIV and how to conduct screening for ability and willingness to comply with a lease.
15. Continue to reach out to MBE's, WBE's and Section 3 small business 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. Continue improvement of 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. Provide staff training and exposure to the full functionality of the current IT and related information management systems.
2. Make staff available for Webcasts of HUD, CHFA and other training videos.
3. Provide more resident information, forms, etc. on the organization's website.

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. Continue implementation of asset based management which means project-based budgets for each property, property based waiting lists and operational reports that provide detail at the site level for work orders, rent collection and other major performance indicators.
2. Expand training to staff on budget management and fiscal accountability requirements, systematically coordinating management operations and finance.
3. Train staff on budget management and fiscal accountability requirements, systematically coordinating management operations and finance.
4. Update tenant charge schedule and revise administrative systems for enforcement of charges.
5. Review the existing COC leases and obtain recommendations for lease format that can work with single program and multiple program properties.
6. Review lease and policy requirements for unit abandonment and/or death of a sole resident.
7. Implement system to allow applicants to access their waiting list status.

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. Develop and implement an portfolio-wide security plan.
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 assets 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. Complete development of Phase I off-site development
 - b. Complete development of Phase II, off-site development which will utilize accumulated Replacement Housing Factor (RHF) to create LIPH units.
 - c. Obtain funding commitments for Phase III off-site development and commence construction
 - d. Complete acquisition of property for Phase IV off-site development
 - e. Complete environmental testing and preparation for demolition of existing Vidal Court buildings, and commence abatement and demolition
2. Obtain debt financing and Low-Income Housing Tax Credits and complete rehab of Clinton Manor and Quintard Manor, two former public housing developments which have been converted to Section 8
3. Acquire existing private properties for redevelopment in targeted neighborhoods (i.e. Stamford West Side) to support current mixed-income, public housing redevelopment efforts, including acquisition if site(s) for off-site Phase V of the Vidal Court revitalization.

Medium Term (25 to 48 months)

1. Complete planning for recapitalization of a major state assisted housing redevelopment project and redevelopment and revitalization of another. Initiate development of at least one of the developments
2. Complete Vidal Court redevelopment process. Commence development of Phases III, IV, and V
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. Review and update COC Preventive Maintenance programs to account new and modernized systems in each development in the COC portfolio.
6. In coordination with PNA updates, acquire a database for each property of quantities used for cost estimating
7. Integrate Preventive Maintenance into work order system so that the work order system can generate scheduled maintenance work orders.
8. Digitize and inventory all plans to all developments
9. Review existing materials on file at the COC and determine which information should be saved for library
10. Obtain software system that will track maintenance records and be able to plan for extraordinary maintenance.
11. Develop an Integrated Pest Management (IPM) plan
12. Assure the most cost effective approach to unit turnover.
13. Develop a Small Business Program for outsourcing vacancy turnover. Link this program as a business incubator for Section 3 compliance issues and as a source of individuals and firms that can be used by contractors on larger assignments for them to meet Affirmative Action and Section 3 goals.

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
2. Investigate opportunities for merger, partnership, and/or provision of consulting services to other Connecticut housing authorities

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. Obtain approval of application for Fairfield Court relocation vouchers
2. Convert a portion of the tenant-based vouchers awarded to Clinton Manor and Quintard Manor to project-based vouchers in order to support financing for rehab of both properties
3. Monitor Congressional deliberations regarding legislative initiatives that could significantly affect the operation of PHA leased housing programs, especially appropriation trends that could result in less availability of budget authority or lack of timely availability of budget authority.
4. Review current management information system utilization what changes are required to best implement the Quadel assessment report.
5. Improve Rent Reasonableness activities with the implementation of GoSection8.com.
6. Review and update the Administrative Plan.
7. Create an internal waiting list for Project Based Voucher participants.
8. Conduct outreach efforts to Section 8 Housing Choice Voucher landlords to expand the Housing Assistance Payments direct deposit program. Assess the impact of making it mandatory for all landlords.
9. Implement supportive services programs in partnership with Family Centers for Section 8 program participants at risk of non-compliance or in need of supportive services.

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. Implement the Family Self-Sufficiency Program for public housing and Section 8 residents and continue outreach and marketing for participants.
2. Design and execute a Financial Education Program with service partners to improve level of financial literacy of residents in all assisted housing programs.
3. Implement program in partnership with Stamford Boys & Girls Club at Fairgate.
4. Formulate Strategic Partnerships with key provider partners and local institutions to leverage Authority resources and mission.
5. Implement program intended to improve resident occupancy standards utilizing a combination of lease enforcement, eviction mitigation and third party counseling.

Medium Term (25 to 48 months)

1. Assess effectiveness of existing the Family Self-Sufficiency Program(s) for Section 8 and/or public housing residents.
2. Optimize and ensure sustainability of supportive housing program for Fairfield Court and Vidal Court replacement housing developments.
3. Continue to solidify Strategic Partnerships with Family Centers and Stamford Hospital and build permanent network of supportive service and employment provider partners to work closely with Resident Service Coordinators assigned to COC developments.
4. Continue implementation of Resident Service Coordinator program at developments currently being served and expand program to all COC developments, subject to funding availability
5. Expand and formalize programs intended to improve resident occupancy standards utilizing a combination of lease enforcement, eviction mitigation and counseling provided by provider partners.
6. Prepare materials that describe COC initiatives and “Best Practices” to be used as in coordination with public speaking and other opportunities to share COC achievements with regional municipal entities and national housing authorities in areas such as resident services, strategic partnerships, occupancy standards, etc.

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, inter-entity agreements and corporate distinctions.
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 Commissioners.

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 refine 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. Fully implement a document retention policy and begin its implementation throughout the Authority.
6. Fully implement standardization of all office equipment (fax, copier, scanners, etc.).
7. Formulate and institute Board development initiatives including Board training, etc.
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.

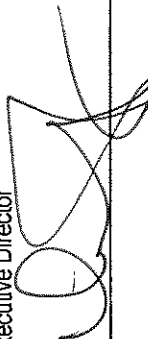
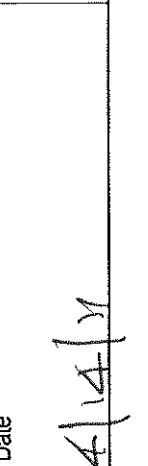
Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-11		FFY of Grant: 2011	
PHA Name: Housing Authority of the City of Stamford		Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
Line		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	150,000			
3	1408 Management Improvements	75,000			
4	1410 Administration (may not exceed 10% of line 21)	75,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	352,000			
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				
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		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No: CT 26 P007-501-11		2011	
Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:		FFY of Grant Approval:	
Date of CFFP:					
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
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)	48,000			
20	Amount of Annual Grant: (sum of lines 2 - 19)	750,000			
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				
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	
				4/14/11	

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

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

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

Expires 4/30/2011

Part II: Supporting Pages		PHA Name: Housing Authority of the city of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26 P007-501-11		Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 2								
Stamford Manor	Concrete, Brick Repair	1460		150,000				
	Bathrooms- Toilets, sinks for wings	1460		60,000				
	504 Handicap Accessibility	1460		10,000				
	Sprinkler line replacement	1460		25,000				
AMP 3								
Ursula Park Lawn Ave.	Bathrooms—Sinks, toilets, Tubs	1460		100,000				
Scattered Sites (Soundview)	Roof Replacement	1460		7,000				
HA-Wide	Management Improvements	1408						
	Police Patrols			25,000				
	T/A ACOP & Lease Review/Compliance			25,000				
	Computer upgrades			25,000				
HA-Wide	Administration Fees & Costs	1410 1430		75,000				
	Architect & Engineering Fees			50,000				

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

² To be completed for the Performance and Evaluation Report.

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

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

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

Part I: Summary		Grant Type and Number		FFY of Grant 2006	
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-06		FFY of Grant	
Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:		Approval:	
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 /10				<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 6) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Expended
		Original		Total Actual Cost ¹	
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	464,729
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	27,000	27,000	27,000	27,000
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

Part I: Summary

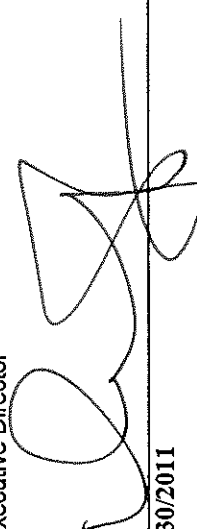
PHA Name: **Housing Authority of the City of Stamford**

Grant Type and Number
 Capital Fund Program Grant No: **CT 26-P007-501-06**

Replacement Housing Factor Grant No:
 Date of CFFP:

FFY of Grant
2006
 FFY of Grant
 Approval:

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/10	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/10	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)		0	0		
20	Amount of Annual Grant: (sum of lines 2 - 19)		1,139,459	1,139,459	1,139,459	1,139,459
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: 

Date: **4/14/10**

Signature of Public Housing Director: _____

Date: _____

Expires 4/30/2011

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-06		2006			
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		
AMP 2							
Stamford Manor	Entrance lobby	1460		278,565.28	273,020	273,020	complete
	Elevator	1460		0	0	0	
	504 accessibility	1460		0	0	0	
	Roof Replacement	1460		84,538.70	90,084.08	90,084.08	complete
	Sprinkler line replacement	1460		10,000	10,000	10,000	complete
Clinton Manor	Window Replacement	1460		15,710	15,709.90	15,709.90	complete
	Office Renovation	1460		45,137.96	45,137.96	45,137.96	complete
	Domestic Water	1460		29,804	29,804	29,804	complete
Elderly CT 7-5	Unit Turnover	1460		973.06	973.06	973.06	complete
HA-Wide							
	Security Service - Elderly	1408		89,142.13	89,142.13	89,142.13	Complete
	Construction Specialist	1408		24,297.85	24,297.85	24,297.85	Complete
	Computer Software	1408		16,536	16,536	16,536	Complete
	Site Based Accounting	1408		97,916.02	97,916.02	97,916.02	Complete
	ADMINISTRATION	1410		113,946	113,946	113,946	
	A & E Fees	1430		78,000	78,000	78,000	



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 Office of Public and Indian Housing
 OMB No. 2577-0226**

Part I: Summary		Grant Type and Number		FFY of Grant: 2007
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-07		FFY of Grant
Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:		Approval:
		Date of CFFP:		
Type of Grant		<input checked="" type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4)
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/10		<input type="checkbox"/> X Final Performance and Evaluation Report
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/10				
Line	Summary by Development Account	Total Estimated Cost	Revised²	Obligated
				Expended
1	Total non-CFP Funds			
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			
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			
		Total Actual Cost¹		

Expires 4/30/2011

Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name: Housing Authority of the City of Stamford		Capital Fund Program Grant No: CT 26-P007-501-07		2007	
Replacement Housing Factor Grant No: Date of CFFP:				FFY of Grant Approval:	
Type of Grant		Reserve for Disasters/Emergencies		X Revised Annual Statement (revision	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		no: 4)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/10		X Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised 2	Obligated	Expended
		Original			Total Actual Cost 1
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	0	0		
20	Amount of Annual Grant: (sum of lines 2 - 19)	983,392	983,392	983,392	983,392
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	
				4/14/11	

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. RHF funds shall

**Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program
OMB No. 2577-0226 Expires 4/30/2011**

Part II: Supporting Pages		Federal FFY of Grant: 2007				
PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-07 CFFP (Yes/No): No				
Development Number Name/PHA-Wide Activities		Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
			Original	Revised ¹	Funds Obligated ¹	Funds Expended ¹
AMP 2						
Stamford Manor	Entrance lobby	1460	277,000	325,600.91	325,600.91	Complete
	Brick Repair	1460	30,000	0	0	Complete
	504 handicap accessibility	1460	19,647	0	0	Complete
	Roof Replacement	1460	0	1,138.09	1,138.09	Complete
	Sprinkler line replacement	1460	20,000	15,875	15,875	Complete
Clinton Manor	Window Replacement	1460	10,000	3,945	3,945	Complete
	Fire Pump	1460	26,801	40,138	40,138	
Elderly CT 7-5	Unit Turnover	1460	3,249	0	0	Complete
HA-Wide	Security Service - Elderly	1408	90,991.95	90,991.95	90,991.95	Complete
	Mod. Construction Specialist	1408	12,077.20	12,077.20	12,077.20	Complete
	Computer Software	1408	4,744.34	4,744.34	4,744.34	Complete
	Police Patrols	1408	25,000	25,000	25,000	Complete
	Project Based Accounting	1408	63,864.51	63,864.51	63,864.51	Complete
	ADMINISTRATION	1410	98,339	98,339	98,339	Complete
	A & E Fees	1430	105,000	105,000	105,000	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**

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

Part III: Implementation Schedule for Capital Fund Financing Program						Federal FFY of Grant: 2007
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	9/30/09	9/30/09	9/30/11	12/31/10		
AMP 3	9/30/09	9/30/09	9/30/11	12/31/10		
HA Wide	9/30/09	9/30/09	9/30/11	12/31/10		

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
 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
 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:

Line	Type of Grant	Summary by Development Account	Total Estimated Cost			Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³		199,651	199,651	199,651	199,651	
3	1408 Management Improvements		199,651	199,651	199,651	199,651	
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	30,000	
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures		439,080	459,080	459,080	144,967.54	
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						

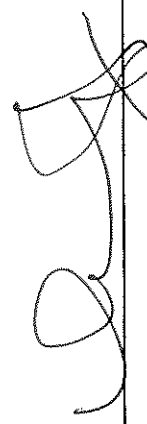
Type of Grant
 Original Annual Statement
 Performance and Evaluation Report for Period Ending: **12/10**
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: **4**)
 Final Performance and Evaluation Report

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-P007-501-08**
 Replacement Housing Factor Grant No: **FFY of Grant 2008**
 Date of CFFP: **FFY of Grant Approval:**

Type of Grant
 Original Annual Statement
 Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: **12/09**
 Revised Annual Statement (revision no:)
 Final Performance and Evaluation

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	0		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	998,258	998,258	998,258	649,245.04
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:  Date: **4/14/11**
 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
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Office of Public and Indian Housing
Capital Fund Financing Program
OMB No. 2577-0226

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

PHA Name:		Grant Type and Number		Federal FFY of Grant:		Status of Work	
Housing Authority of the City of Stamford		Capital Fund Program Grant No: CT 26-P007-501-08		2008			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ¹	Funds Expended ¹
AMP 2							
Stamford Manor	Entrance lobby	1460		36,000	79,026.37	79,026.37	Complete
	Brick Repair	1460		248,190	314,112.46	0	In Progress
	504 handicap accessibility	1460		30,000	0	0	
	Roof Replacement	1460		0	28,501.42	28,501.42	Complete
	Sprinkler line replacement	1460		30,890	30,890	30,890	Complete
Clinton Manor	Window Replacement	1460		0	0	0	
Elderly Dev. CT 7-5	Unit Turnover	1460		54,000	0	0	
AMP 3							
Scattered Site	Roof Replacement	1460		13,303	0	0	
Ursula Park Townhouse	Boiler Replacement	1460		26,697	0	0	
	New Stoves	1460		0	6,549.75	6,549.75	Complete

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program
 OMB No. 2577-0226

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

Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program				Federal FFY of Grant:	
PHA Name: Housing Authority of the City of Stamford				2008	
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	9/30/10		9/30/12		
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**

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

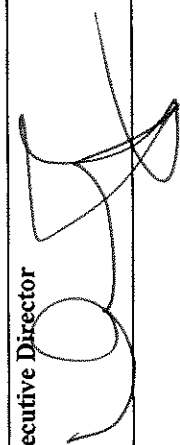
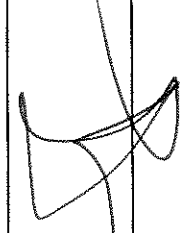
Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-09		FFY of Grant Approval:	
Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:			
Date of CFFP:					
Type of Grant		X Revised Annual Statement (revision no.3)			
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		Final Performance and Evaluation Report <input type="checkbox"/>			
X Performance and Evaluation Report for Period Ending: 12/31/10					
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost	Expended
		Original			
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	194,029.99	194,029.99	194,029.99	0
3	1408 Management Improvements	150,883.01	150,883.01	150,883.01	150,883.01
4	1410 Administration (may not exceed 10% of line 21)	114,971	114,971	114,971	108,328.01
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	138,826	138,826	138,826	17,680.78
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	531,001	531,001	344,071	0
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		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: Date of CFFP:		FFY of Grant Approval:	
Type of Grant Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies X Performance and Evaluation Report for Period Ending: 9/30/10		Total Estimated Cost		X Revised Annual Statement (revision no:1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	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	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,149,711	1,149,711	942,781	276,891.80
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	25,000	
24	Amount of line 20 Related to Security - Hard Costs	30,000	30,000	30,000	
25	Amount of line 20 Related to Energy Conservation Measures	29,300	17,500	0	
Signature of Executive Director		Signature of Public Housing Director		Date	
				4/14/11	

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.

Expires 4/30/2011

Part II: Supporting Pages		Federal FFY of Grant:						
PHA Name: Housing Authority of the City of Stamford		2009						
Development Number Name/PHA- Wide Activities	General Description of Major Work Categories	Grant Type and Number Capital Fund Program Grant No: CT 26 P007-501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:	Total Estimated Cost		Total Actual Cost		Status of Work	
			Development Account No.	Quantity	Original	Revised ¹		Funds Obligated ¹
AMP 2								
Stamford Manor	Entrance lobby	1460		30,000	0	0		
	Elevator	1460		75,000	167,630	0		
	504 handicap accessibility	1460		10,000	10,000	8,200		
	Roof Replacement	1460		50,000	0	0		
	Brick Repair (cont.)	1460		335,871	335,871	335,871		
	Sprinkler line replacement (cont.)	1460		0	0	0		
	Sprinkler head replacement	1460		0	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		2,000	2,000	0		
	Replace toilets, showerheads, aerators	1460		0	0	0		
	Convert apartment & common area lighting	1460		2,000	0	0		
	Window Replacement in wings	1460		6,000	6,000	0		
	Replace Patio walkways in breezeway	1460		0	0	0		
AMP 3								
Ursula Park								
Ursula Park	Boiler Replacement	1460		3,000	0	0		
	Replace siding	1460		1,000	0	0		
	Stove replacement	1460		1,230	0	0		
	Replace toilets, showerheads, & aerators	1460		3,000	0	0		

	Convert apartment lighting	1460		2,400	0	0	
Lawn Avenue	Replace appliances	1460		1,000	0	0	
	Erosion Control	1460		1,000	0	0	
	Siding Replacement	1460		1,000	0	0	
Sheridan Mews	Boiler Replacement	1460		1,000	7,500	0	
	Replace Toilets, Showerheads	1460		2,200	0	0	
	Convert apartment lighting	1460		1,300	0	0	
Scattered Sites	New Roof	1460		0	0	0	
HA-Wide	MANAGEMENT IMPROVEMENTS	1408					
	Modernization Construction Specialist			65,145	65,145	65,145	65,145
	New Phone System			5,000	5,000	5,000	5,000
	Computer Software			19,826	19,826	19,826	19,826
	Police Patrols			25,000	25,000	25,000	25,000
	MAPPLAN			35,912.01	35,912.01	35,912.01	35,912.01
	ADMINISTRATION	1410		114,971	114,971	114,971	108,328.01
	FEES & COSTS	1430					
	Architect & Engineer Fees			138,826	138,826	138,826	17,680.78

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

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 2009
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 2	9/30/11		9/30/13		Reasons for Revised Target Dates ¹
AMP 3	9/30/11		9/30/13		
HA Wide	9/30/11		9/30/13		

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

Part I: Summary

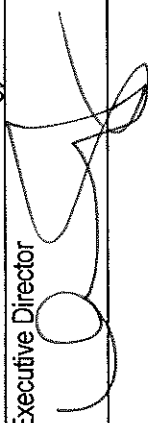
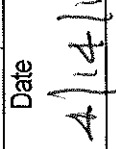
PHA Name: Housing Authority of the City of Stamford	Grant Type and Number Capital Fund Program Grant No: CT 26-S007-501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:
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Type of Grant		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/10		<input type="checkbox"/> Revised Annual Statement (revision no:2) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Revised ²	Total Estimated Cost	Total Actual Cost ¹
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	165,890	165,890	165,890	99,534
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,493,013	1,493,013	1,493,013	923,991.37
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	
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:	FFY of Grant Approval:	
Type of Grant Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		x Revised Annual Statement (revision no: 2)	
X Performance and Evaluation Report for Period Ending: 12/10		<input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost	Total Actual Cost ¹
Line		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)	0	
20	Amount of Annual Grant: (sum of lines 2 - 19)	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	73,233	0
Signature of Executive Director		Signature of Public Housing Director	
			
Date		Date	
4/14/11			

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

Part 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		CFFP (Yes/ No):				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised ¹	
				Funds Obligated ¹	Funds Expended ¹	
AMP 2						
Stamford Manor						
	Brick Repair	1460		1,409,790	1,493,013	923,991.37
	Sprinkler Head Replacement	1460		20,000	0	0
	Replace toilets, showerheads, aerators	1460		0	0	0
	Convert apartment & common area lighting	1460		20,000	0	0
	Replace thermo-pane windows	1460		10,000	0	0
AMP 3						
Ursula Park Twnhs						
	Replace siding	1460		0	0	0
	Replace toilets, showerheads, & aerators	1460		10,000	0	0
	Convert apartment lighting	1460		7,723	0	0
	Replace stoves	1460		0	0	0
Lawn Ave. Twnhs						
	Replace appliances	1460		0	0	0
	Erosion Control	1460		10,000	0	0
	Siding Replacement	1460		0	0	0
Sheridan Mews						
	Replace Toilets, Showerheads	1460		2,500	0	0
	Convert apartment lighting	1460		3,000	0	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

PHA Name: Housing Authority of the City of Stamford

Federal FFY of Grant:
2009

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 2	3/31/10	3/31/10	4/30/12		
AMP 3	3/31/10	3/31/10	4/30/12		
HA Wide	3/31/10	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.

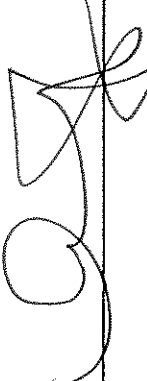

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program
OMB No. 2577-0226

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

Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant 2010	
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-10		FFY of Grant Approval:	
Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant		Reserve for Disasters/Emergencies		X Revised Annual Statement (revision no:1)	
<input type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending: 12/10		<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/10		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Revised²	Obligated	Expended
		Original			Total Actual Cost
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	182,800	182,800	182,800	0
3	1408 Management Improvements	91,400	91,400	91,400	0
4	1410 Administration (may not exceed 10% of line 21)	91,400	91,400	91,400	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000	100,000	100,000	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	428,400	428,400	428,400	0
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.

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-10		FFY of Grant: 2010
PHA Name: Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:		FFY of Grant Approval:
Date of CFFP:				
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/10 <input type="checkbox"/> Summary by Development Account		X Revised Annual Statement (revision no:1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line		Total Estimated Cost	Total Actual Cost ¹	
		Original	Revised ²	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)	914,000	914,000	690,870 0
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	25,000	25,000	
25	Amount of line 20 Related to Energy Conservation Measures	1,700	1,700	
Signature of Executive Director		Signature of Public Housing Director		Date
				4/14/11

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 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		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	Elevator Replacement	1460		125,000	125,000	0	0	
	Brick Repair (cont.)	1460		300,270	300,270	300,270	0	In Progress
	Replace Electric baseboard 60 units	1460		1,000	1,000	0	0	
AMP 3								
Ursula Park	Boiler Replacement	1460		1,000	1,000	0	0	
Ursula Park	Replace siding	1460		430	430	0	0	
Lawn Avenue	Replace appliances	1460		500	500	0	0	
Sheridan Mews	Replace Toilets, Showerheads	1460		200	200	0	0	
Scattered Sites	New Roof	1460		0	0	0	0	
HA-Wide	MANAGEMENT IMPROVEMENTS	1408						
	Modernization Construction Specialist			41,400	41,400	41,400	0	
	MAPPLAN			25,000	25,000	25,000	0	
	Police Patrols			25,000	25,000	15,000	0	
	ADMINISTRATION	1410		91,400	91,400	91,400	0	
	FEES & COSTS	1430						
	Architect & Engineer Fees			100,000	100,000	25,000	0	

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

Part III: Implementation Schedule for Capital Fund Financing Program		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		
AMP 2	7/15/12	7/15/14		
AMP 3	7/15/12	7/15/14		
HA Wide	7/15/12	7/15/14		

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.

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: 2011	Work Statement for Year 2 FFY: 2012	Work Statement for Year 3 FFY: 2013	Work Statement for Year 4 FFY: 2014	Work Statement for Year 5 FFY: 2015
B.	Physical Improvements Subtotal	Annual Statement	352,000	352,000	352,000	352,000
C.	Management Improvements		75,000	75,000	75,000	75,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		75,000	75,000	75,000	75,000
F.	Other		98,000	98,000	98,000	98,000
G.	Operations		150,000	150,000	150,000	150,000
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		750,000	750,000	750,000	750,000
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		750,000	750,000	750,000	750,000

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: 2011	Work Statement for Year 2 FFY: 2012	Work Statement for Year 3 FFY: 2013	Work Statement for Year 4 FFY: 2014	Work Statement for Year 5 FFY: 2015
		Annual Statement				
	AMP 2					
	Stamford Manor		215,000	182,000	160,000	180,000
	AMP 3					
	Conn. Ave.		0	0	0	0
	Lawn Ave.		40,000	22,000	10,000	40,000
	Ursula Park		70,000	135,000	170,000	115,000
	Conn. Common/ Sheridan Mews		27,000	13,000	12,000	10,000
	Scattered Sites		0	0	0	7,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year Two FFY 2012			Work Statement for Year: Three FFY 2013		
	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				Replace Siding		75,000
	Replace siding		50,000	Roof Replacement		30,000
	Window replacement		20,000	Kitchen Cabinets		10,000
				Window Replacement		20,000
	Lawn Ave			Lawn Ave		
	Landscape, erosion		40,000	Erosion Control		10,000
				Kitchen Replacement		12,000
	Sheridan Mews/CT Commons			Sheridan Mews/CT Commons		
	Boiler Replacement		5,000	Roof Replacement		13,000
	Window replacement		22,000			
	Scattered Sites			Scattered Sites		
	Window Replacement		0	Siding Replacement		0
	CT Ave A & B			Ct Ave A & B		
	Kitchen replacement		0	Kitchen replacement		0
				Bathroom Upgrade		0
	Subtotal of Estimated Cost		\$ 137,000	Subtotal of Estimated Cost		\$ 170,000

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		
	Window Replacement		25,000	Siding Replacement		95,000
	Kitchen Replacement		50,000	Kitchen Replacement		5,000
	Roof Replacement		20,000	Bathroom replacement		5,000
	Siding Replacement		75,000	Window Replacement		10,000
	Lawn Ave			Lawn Ave		
	Kitchen Replacement		10,000	Kitchen Replacement		20,000
	Bathroom Replacement		0	Bathroom Replacement		20,000
	Sheridan Mews/CT Commons			Sheridan Mews/CT Commons		
	Roof Replacement		12,000	Roof Replacement		10,000
	Siding Replacement		0			
	Scattered Sites			Scattered Sites		
	New Landscaping		0	New Kitchens		7,000
	CT Ave A & B			CT Ave A & B		
	Bathroom upgrade		0	Bathroom upgrade		0
	Subtotal of Estimated Cost		\$ 192,000	Subtotal of Estimated Cost		\$172,000

Statement of Progress Meeting 5-Year Plan Mission & Goals

During the past year the Housing Authority of the City of Stamford d/b/a Charter Oak Communities (“COC”) continued to make progress in its targeted programs and activities.

Accomplishments

- The conversion of Clinton Manor and Quintard Manor from low income public housing (LIPH) to Section 8 (project-based and tenant-based) assisted housing properties has been completed. COC has refined the scope of capital improvements and commenced assembling sources for refinancing the properties.
- COC has designed a rehabilitation plan for the Authority’s administrative offices at Clinton Manor.
- COC continues its initiative to review all COC policies in its Admissions and Continued Occupancy Policy (ACOP). A major policy change implemented during the fiscal year is the conversion from a single date implementation of rent changes to a 1/12 per month system of annual re-examinations.
- COC began implementing recommendations from a comprehensive review of the Section 8 Program to achieve operational efficiencies and enhance customer service.
- Security improvements at Stamford Manor have been fully implemented including a single point of entry, upgraded manned security and a CCTV surveillance system.
- COC has stepped up implementation of HUD’s Asset Management requirements with a goal of having project-

based budgets within the control of site staff within 24 months.

- **COC continues to expand the ACH debit process for tenant rent payments, and is investigating other direct payment options to appeal to the broadest possible range of households.**
- **Fairgate, which is the on-site revitalization of Fairfield Court into a 90-unit mixed-income community, achieved stabilized occupancy.**
- **An upgrade of the HABCO IT system from version 3.0 to version 4.0 was completed. This upgrade will promote staff utilization and better integration with COC asset based management systems.**
- **Customer service initiatives continue to be a priority. COC has launched initiatives designed to improve community access to program information. Customer service training has been provided to all staff, and customer service standards have been incorporated into the performance evaluation process.**
- **COC continues to strengthen its strategic partnerships with leading institutions and agencies in furtherance of its core mission and continues to nurture these relationships.**
 1. **Our partnership with Family Centers has grown to include eight, full-time Resident Service Coordinators (RSC) assigned to various communities. COC has taken steps to integrate the RSC functions with property management functions to improve access to supportive services to reduce instances of lease non-compliance and promote resident independence.**
 2. **Our partnership with Stamford Hospital has produced a Memorandum of Understanding (MOU) to promote community development initiatives, a West Side Health Improvement District and a coordinated community relations strategy.**

- **COC has commenced construction of Palmer Square Apartments, the second off-site phase in the revitalization of Vidal Court, a state assisted moderate rent housing complex.**
- **COC has completed all aspects of the land exchange with Stamford Hospital resulting in the partial disposition (and lease-back) of the Vidal Court site, the acquisition of the Palmer Square site and acquisition of West Broad Street and Merrell Avenue frontages.**
- **COC has completed design of Merrell Avenue townhomes (Phase 3 of Vidal Court redevelopment) and obtained zoning approval.**
- **COC staff undertook professional development training to improve performance with the Section 8 Housing Choice Voucher (HCV) Program, use of HUD's EIV system, becoming Certified Occupancy Specialists and Low Income Housing Tax Credit Specialists.**
- **COC continues its status as High Performer under the PHAS and SEMAP programs. COC has maintained consistently high 50058 error free submission rates for both its LIPH and HCV programs.**
- **Further improved COC's employee communications through the incorporation of staff presentations in town hall style meetings, held quarterly.**
- **COC implemented a work order tracking system which allows for tracking performance metrics, downloading work orders in real time to roving maintenance staff, and manipulating data to track success of operational initiatives.**
- **Using a Force Account staff model, COC completed the replacement of all boilers at the Ursula Park community.**

- **COC negotiated and restructured maintenance staff schedules and emergency on-call procedures to better meet the needs of its communities and to achieve savings in overtime costs.**
- **Negotiated two bargaining unit contracts.**
- **Assessed organization-wide office equipment needs and developed plan for standardization and master maintenance contracts.**
- **Procured a software package as an alternative to the manual Rent Reasonableness determination process for Section 8.**

And, as always, Charter Oak Communities 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 issued Interim Rule on the Violence Against Women's Act, as amended. The Interim Rule was issued on November 28, 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 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

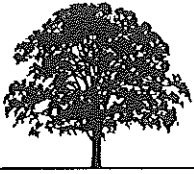
(4) supersedes any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, or stalking.

(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.



CHARTER OAK
COMMUNITIES

April 7, 2011

Jennifer Gottlieb, Program Center Coordinator
Public Housing Revitalization Specialist
U. S. Department of Housing and Urban Development
One Corporate Center, Suite 19
Hartford, CT 06103-3220

Dear Ms. Gottlieb:

The Housing Authority of the City of Stamford d/b/a Charter Oak Communities is pleased to inform you that we have completed our Housing Agency Plan for FYE 2012 in accordance with the regulations promulgated by the U.S. Department of Housing and Urban Development (HUD) found at 24 CFR 903. The Public Hearing was held on Thursday, April 6, 2011.

We have used the new Housing Agency Plan Template. We have updated our Goals & Objectives (Attachment A) and provided a summary of accomplishments (Attachment E).

We have received **neither formal comments at the Public Hearing nor any prior comments from the RAB.**

Attached please find the following items:

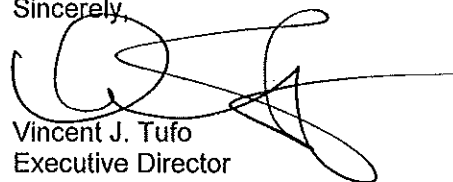
1. PHA Certifications of Compliance with the PHA Plan and Related Regulations: Board Resolution to Accompany the PHA Plan (Standard version).
2. Certification for a Drug Free Workplace (form HUD 50070)
3. Civil Rights Certification (form HUD 50077-CR)
4. Certification of Payments to Influence Federal Transactions (form HUD 50071)
5. Disclosure of Lobbying Activities (SF-LLL)

We have submitted a Consistency with the Consolidated Plan Certification Form to the appropriate Mayor's Office. We will forward it to the Hartford Office as soon as it is returned to us.

Our Plan has been submitted electronically in accordance with HUD instructions. Headquarters should have received the full submission prior to April 15, 2011. The electronic submission consisted of seven (7) files total. All referenced documents are available for review at the Main Office of the Housing Authority.

If you or your staff have any questions or require clarification, do not hesitate to contact me.

Sincerely,



Vincent J. Tufo
Executive Director

Attachments

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 7/1/2011, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of the City of Stamford

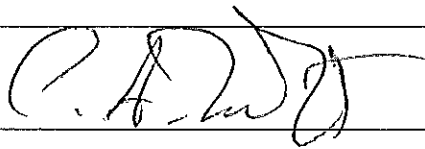
CT-7

PHA Name

PHA Number/HA Code

- 5-Year PHA Plan for Fiscal Years 20__ - 20__
- Annual PHA Plan for Fiscal Years 20__ - 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Courtney A. Nelthropp	Title Chairman
Signature 	Date 04/06/2011

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Stamford

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Vincent Tufo

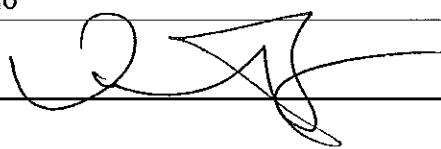
Title

Executive Director

Signature

Date

X



4/7/11

Civil Rights Certification

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

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Housing Authority of the City of Stamford

CT - 7

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Courtney A. Nelthropp	Signature	Title Chairman of the Board of Commissioners Date 04 / 06 / 2011
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Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the City of Stamford

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

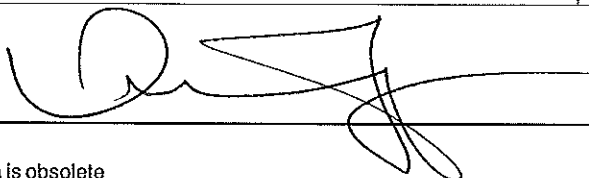
Name of Authorized Official

Vincent Tufo

Title

Executive Director

Signature



Date (mm/dd/yyyy)

4/7/11

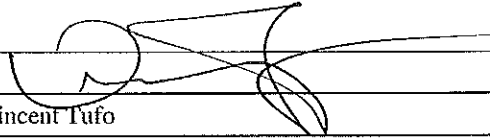
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Housing Authority of the City of Stamford 22 Clinton Avenue, Stamford, CT 06904 Congressional District, if known:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: U.S. Department of HUD	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ 750,000 estimated	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> <p style="text-align: center;">N/A</p>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> <div style="text-align: right; margin-right: 50px;">  </div>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: _____ Print Name: Vincent Tufo Title: Executive Director Telephone No.: 203 977-1400 ext 3305 Date: 4/7/00	
Federal Use Only:	Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

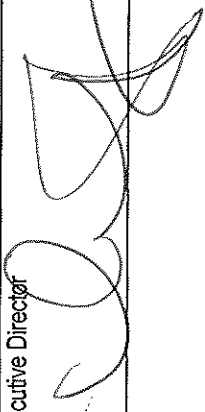
Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT 26-R007-502-03		Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 7) <input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost	
		Original	Revised	Obligated
				Expended
1	Total non-CFP Funds			
2	1406 Operations			
3	1408 Management Improvements			
4	1410 Administration			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures			
11	1465.1 Dwelling Equipment—Nonexpendable			
12	1470 Nondwelling Structures			
13	1475 Nondwelling Equipment			
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs			
18	1499 Development Activities	77,397	77,397	77,397
19	1501 Collateralization or Debt Service			0
20	1502 Contingency			
21	Amount of Annual Grant: (sum of lines 2 – 20)	77,397	77,397	77,397
22	Amount of line 21 Related to LBP Activities			0
23	Amount of line 21 Related to Section 504 compliance			
24	Amount of line 21 Related to Security – Soft Costs			

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT 26-R007-502-03		Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 7) <input type="checkbox"/> Final Performance and Evaluation Report		
Line No.		Total Estimated Cost		Total Actual Cost
		Original	Revised	Obligated
25	Amount of Line 21 Related to Security – Hard Costs			
26	Amount of line 21 Related to Energy Conservation Measures			

Signature of Executive Director 	Signature of Public Housing Director
Date	Date
12/21/11	

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

PHA Name: STAMFORD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R007 502 04
Federal FY of Grant: 2004	

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 6)
 Performance and Evaluation Report for Period Ending: 12/31/2010 Final Performance and Evaluation Report

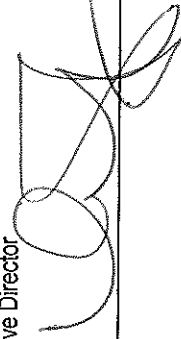
Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost		
		Original	Revised	Obligated	Expended		
1	Total non-CFP Funds						
2	1406 Operations						
3	1408 Management Improvements						
4	1410 Administration						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Nondwelling Structures						
13	1475 Nondwelling Equipment						
14	1485 Demolition						
15	1490 Replacement Reserve						
16	1492 Moving to Work Demonstration						
17	1495.1 Relocation Costs						
18	1499 Development Activities		90,569	90,569	0		
19	1501 Collateralization or Debt Service						
20	1502 Contingency	90,569					
21	Amount of Annual Grant: (sum of lines 2 – 20)	90,569	90,569	90,569	0		
22	Amount of line 21 Related to LBP Activities						

Annual Statement/Performance and Evaluation Report

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

PHA Name: STAMFORD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R007 502 04	Federal FY of Grant: 2004
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<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010		<input checked="" type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 6) <input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
23	Amount of line 21 Related to Section 504 compliance	Original	Obligated
24	Amount of line 21 Related to Security – Soft Costs		Expended
25	Amount of Line 21 Related to Security – Hard Costs		
26	Amount of line 21 Related to Energy Conservation Measures		

Signature of Executive Director 	Date 01/22/11	Signature of Public Housing Director	Date
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**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD
 Grant Type and Number: 2005
 Capital Fund Program Grant No.:
 Replacement Housing Factor Grant No.: CT 26-R007-502-05

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost
		Original	Revised	Obligated	
1	Total non-CFP Funds				Expended
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	476,865	476,865	476,865	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	476,865	476,865	476,865	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

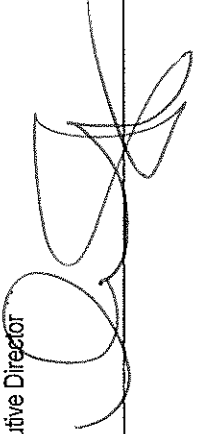
Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD
 Grant Type and Number: Capital Fund Program Grant No: **2005**
 Replacement Housing Factor Grant No: CT 26-R007-502-05

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/2010

Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 5)
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
	Original	Revised	Obligated
24	Amount of line 21 Related to Security -- Soft Costs		
25	Amount of Line 21 Related to Security -- Hard Costs		
26	Amount of line 21 Related to Energy Conservation Measures		

Signature of Executive Director:  Date: 6/22/11

Signature of Public Housing Director: _____ Date: _____

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD
 Grant Type and Number: **2006**
 Capital Fund Program Grant No.:
 Replacement Housing Factor Grant No.: CT 26-R007-502-06

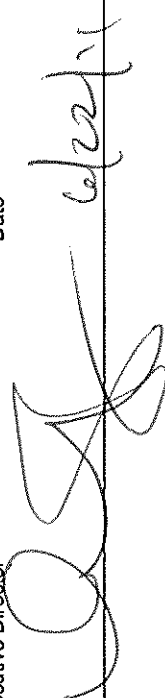
Line No.	Original	Revised	Obligated	Expended	Total Actual Cost	
					Total Estimated Cost	Total Actual Cost
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input type="checkbox"/> Final Performance and Evaluation Report						
Summary by Development Account						
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities	471,410	471,410	471,410	0	
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	471,410	471,410	471,410	0	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Federal FY of Grant: 2006
Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT 26-R007-502-06	

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 4)
 Performance and Evaluation Report for Period Ending: 12/31/2010 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
		Original	Revised
24	Amount of line 21 Related to Security – Soft Costs		Obligated
25	Amount of Line 21 Related to Security – Hard Costs		Expended
26	Amount of line 21 Related to Energy Conservation Measures		

Signature of Executive Director 	Signature of Public Housing Director Date
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**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD
 Grant Type and Number: 2007
 Capital Fund Program Grant No: CT 26-R007-502-07
 Replacement Housing Factor Grant No:

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/2010
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 3)
 Final Performance and Evaluation Report

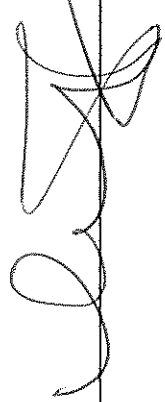
Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost
		Original	Revised	Obligated	
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	415,707	415,707	415,707	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	415,707	415,707	415,707	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD
 Grant Type and Number: **2007**
 Capital Fund Program Grant No.:
 Replacement Housing Factor Grant No.: CT 26-R007-502-07

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/2010
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 3)
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Actual Cost			
		Total Estimated Cost	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director:  Date: 6/22/11

Signature of Public Housing Director: _____ Date: _____

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD
 Grant Type and Number: **2008**
 Capital Fund Program Grant No.:
 Replacement Housing Factor Grant No: CT 26-R007-502-08

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/2010
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost
		Original	Revised	Obligated	
1	Total non-CFP Funds				Expended
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	312,297	312,297	312,297	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	312,297	312,297	312,297	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Federal FY of Grant: 2008
Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT 26-R007-502-08	

<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010	<input checked="" type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input type="checkbox"/> Final Performance and Evaluation Report
Total Estimated Cost	Total Actual Cost

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director 	Signature of Public Housing Director Date
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**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD
 Grant Type and Number: **2009**
 Capital Fund Program Grant No:
 Replacement Housing Factor Grant No: CT 26-R007-502-09

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/2010
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 2)
 Final Performance and Evaluation Report

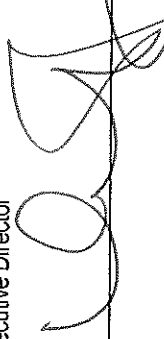
Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost
		Original	Revised	Obligated	
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	150,806	150,806	150,806	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	150,806	150,806	150,806	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD
 Grant Type and Number: Capital Fund Program Grant No: **2009**
 Replacement Housing Factor Grant No: CT 26-R007-502-09

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/2010
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
		Original	Revised
24	Amount of line 21 Related to Security – Soft Costs		
25	Amount of Line 21 Related to Security – Hard Costs		
26	Amount of line 21 Related to Energy Conservation Measures		

Signature of Executive Director:  Date: 4/22/11

Signature of Public Housing Director: _____ Date: _____

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT 26-R007-501-10	Federal FY of Grant: 2010
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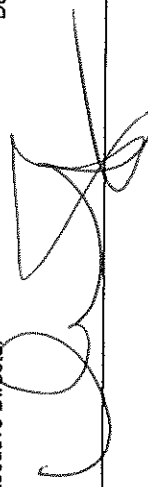
Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/2010

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost
		Original	Revised	Obligated	
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	150,655	150,655	150,655	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	150,655	150,655	150,655	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD		Grant Type and Number Capital Fund Program Grant No: 2010	
Replacement Housing Factor Grant No: CT 26-R007-501-10		Federal FY of Grant:	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010		<input checked="" type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
		Original	Revised
24	Amount of line 21 Related to Security – Soft Costs		Obligated
25	Amount of Line 21 Related to Security – Hard Costs		Expended
26	Amount of line 21 Related to Energy Conservation Measures		

Signature of Executive Director 	Date 12/22/11
Signature of Public Housing Director	Date

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD
 Grant Type and Number: Capital Fund Program Grant No: CT 26-R007-502-10
 Replacement Housing Factor Grant No: **2010**

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/2010
 Final Performance and Evaluation Report

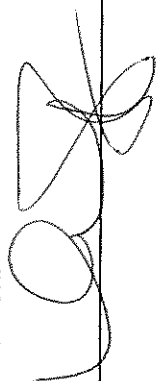
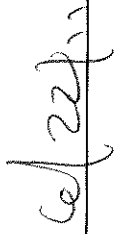
Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost
		Original	Revised	Obligated	
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs		146,135	146,135	0
18	1499 Development Activities	146,135			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	146,135	146,135	146,135	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD
 Grant Type and Number: **2010**
 Capital Fund Program Grant No.:
 Replacement Housing Factor Grant No.: CT 26-R007-502-10

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/2010
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
		Original	Revised
24	Amount of line 21 Related to Security – Soft Costs		Obligated
25	Amount of Line 21 Related to Security – Hard Costs		Expended
26	Amount of line 21 Related to Energy Conservation Measures		

Signature of Executive Director:  Date: 
 Signature of Public Housing Director: _____ Date: _____

HOUSING AUTHORITY OF THE CITY OF STAMFORD

REPLACEMENT HOUSING FACTOR PLAN

SECOND INCREMENT – YEARS 1-5

FY 2003 – FY 2007

9/21/10

The following is the Replacement Housing Factor (RHF) Plan for the Second Increment (FY 2003-2007) by the Housing Authority of the City of Stamford (HACS) that will describe the steps by which it will provide replacement housing in accordance with 24 CFR 905.10, HUD Notice PIH-2005-22 (HA) and HUD Notice PIH-2006-22 (HA).

A. Brief Description

a. Total Number of Units to Be Developed

76 Units of Mixed-Income Low Housing for Families, including:

- 10 - 1 BR Market Rate (unsubsidized) Units
- 20 – 2 BR Market Rate (unsubsidized) Units
- 3 - 2 BR Tax Credit Units
- 2 - 3 BR Tax Credit Units
- 8 – 2 BR Public Housing (ACC) Units
- 1 – 3 BR Public Housing (ACC) Unit
- 20 – 2 BR Voucher (Project Based) Units
- 12 – 3 BR Voucher (Project Based) Units

b. Development Method

The development will utilize a mixed-finance method that relies upon the use of Federal Tax Credit Exchange Program (TCEP) and Tax Credit Assistance Program (TCAP) funds administered locally by the Connecticut Housing Finance Authority, taxable debt from a commercial lender, Replacement Housing Factor funds from HACS, additional funding from HACS, and funding from the City of Stamford.

Operating subsidy for the units will be provided from two sources: the Public Housing Operating Fund (9 units) and Project-Based Vouchers (32 units). Each of the 41 units with operating subsidy will receive subsidy from only one source. No unit will receive assistance under both the Public Housing Operating Fund and Project-Based Vouchers.

The Housing Authority will develop the property through its affiliated 501(c)3 development entity, Rippowam Corporation. The Owner entity will be a limited liability corporation (LLC), of which HACS will be the sole member. Property management will be provided by an independent management company and HACS staff.

c. Structure Type

The proposed development will consist of 17 wood framed buildings. Units will be primarily townhouses in groups of three or four, with a limited number of flats above townhouse style units. The site will be attractively landscaped, and all units will feature amenities, fixtures and equipment consistent with the local standard for high quality market rate developments. Off-street surface parking will be provided on site, as will passive recreation areas and a tot lot. Units accessible to residents with mobility, vision and hearing impairments will be provided in compliance with applicable codes and regulations.

B. Schedule

1. Select Architect/Engineer	11/09
2. Complete Design Development	3/10
3. Secure Site Control	4/09
4. Submit Rental Term Sheet to HUD	6/10 (Development Proposal)
5. Obtain Land Use Approvals	2/10
6. Procure Development Partners	12/09
7. Secure Financing Commitments	12/09
8. Complete Plans and Specifications	6/10
9. Award Construction Contract	9/10
10. Start Construction	10/10
11. Commence Initial Occupancy	6/12
12. Date of Fund Availability (DOFA)	7/12

C. Amount and Sources of Funding

1. Replacement Housing Factor Amount

The Replacement Housing Factor funding estimated for the Second Increment (FY2003 - FY2007) is anticipated to total \$1,531,948.

2. Sources

1,005,913	Tax Credit Exchange Program
8,722,487	Tax Credit Assistance Program
12,784,859	Permanent Debt Financing
1,250,000	City Funding
1,007,033	HACS Sponsor Funding
<u>1,531,708</u>	Replacement Housing Factor
\$26,302,240	Total Development Sources

3. Uses

3,085,495	Demolition and Site Preparation
12,296,411	Construction Hard Costs
3,485,200	Construction Soft Costs
5,012,537	Development Costs
1,077,567	Financing Costs and Fees
<u>1,345,030</u>	Reserves
\$26,302,240	Total Development Uses

All funding sources are fully committed except the FHA 221(d)4 first mortgage. For which a Firm Commitment is anticipated to be issued on or about October 1, 2010. The combined amount of fully committed funds substantially exceeds the amount of RHF funds proposed for utilization in the project.

4. Total Development Cost (TDC) Analysis

This RHF Plan covers seven of the nine designated Public Housing units to be included in Palmer Square. RHF funds will be expended within the HUD 2010 Unit Total Development Cost Limits for “Ridgefield, CT” for Two and Three Bedroom Row House Units.

TDC Limit - \$220,119 (seven 2 bedroom units = \$1,540,833)

RHF funds amount to 99.42% of TDC.

For the entire Palmer Square development and all nine ACC units, RHF funds represent 7.68% of all permanent project funding. ACC units represent 11.84% of all units in the project.

D. Plan and Obligation/Expenditure Status

1. PHA Agency Plan

The Housing Authority of the City of Stamford has submitted its Annual Plan for Fiscal Year 2010. All plans submitted through FY2009 have been approved and approval of the 2010 Plan is awaiting completion of HUD review

2. Capital Fund Obligation/Expenditure Status

The Housing Authority of the City of Stamford is in compliance with obligation and expenditure requirements for its Capital Fund programs through Fiscal Year 2010.

E. RHF Funding Years Proposed for Palmer Square

This five year increment includes the following funding years and amount. Two funding years from a subsequent five year increment will also be incorporated into this project.

CT26R007502-03	\$77,397
CT26R007502-04	\$90,569
CT26R007502-05	\$476,865
CT26R007502-06	\$471,410
CT26R007502-07	\$415,707
TOTAL	\$1,531,948

Obligation deadlines for these five funding years have been extended to January 9, 2011, as evidenced by a letter from Sandra B. Henriquez, Assistant Secretary of HUD, dated July 16, 2010.

HOUSING AUTHORITY OF THE CITY OF STAMFORD

REPLACEMENT HOUSING FACTOR PLAN

PARTIAL SECOND INCREMENT – YEARS 1-2 FY 2008 – FY 2009

9/21/10

The following is the Replacement Housing Factor (RHF) Plan for a portion of the five year Second Increment (FY 2008-2012) by the Housing Authority of the City of Stamford (HACS) that will describe the steps by which it will provide replacement housing in accordance with 24 CFR 905.10, HUD Notice PIH-2005-22 (HA) and HUD Notice PIH-2006-22 (HA). This partial plan covers fiscal years 2008 and 2009.

A. Brief Description

d. Total Number of Units to Be Developed

76 Units of Mixed-Income Low Housing for Families, including:

- 10 - 1 BR Market Rate (unsubsidized) Units
- 20 – 2 BR Market Rate (unsubsidized) Units
- 3 - 2 BR Tax Credit Units
- 2 - 3 BR Tax Credit Units
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- 1 – 3 BR Public Housing (ACC) Unit
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- 12 – 3 BR Voucher (Project Based) Units

e. Development Method

The development will utilize a mixed-finance method that relies upon the use of Federal Tax Credit Exchange Program (TCEP) and Tax Credit Assistance Program (TCAP) funds administered locally by the Connecticut Housing Finance Authority, taxable debt from a commercial lender, Replacement Housing Factor funds from HACS, additional funding from HACS, and funding from the City of Stamford.

Operating subsidy for the units will be provided from two sources: the Public Housing Operating Fund (9 units) and Project-Based Vouchers (32 units). Each of the 41 units with operating subsidy will receive subsidy from only one source. No unit will receive assistance under both the Public Housing Operating Fund and Project-Based Vouchers.

The Housing Authority will develop the property through its affiliated 501(c)3 development entity, Rippowam Corporation. The Owner entity will be a limited liability corporation (LLC), of which HACS will be the sole member. Property management will be provided by an independent management company and HACS staff.

f. Structure Type

The proposed development will consist of 17 wood framed buildings. Units will be primarily townhouses in groups of three or four, with a limited number of flats above townhouse style units. The site will be attractively landscaped, and all units will feature amenities, fixtures and equipment consistent with the local standard for high quality market rate developments. Off-street surface parking will be provided on site, as will passive recreation areas and a tot lot. Units accessible to residents with mobility, vision and hearing impairments will be provided in compliance with applicable codes and regulations.

B. Schedule

13. Select Architect/Engineer	11/09
14. Complete Design Development	3/10
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21. Award Construction Contract	9/10
22. Start Construction	10/10
23. Commence Initial Occupancy	6/12
24. Date of Fund Availability (DOFA)	7/12

C. Amount and Sources of Funding

1. Replacement Housing Factor Amount

The Replacement Housing Factor funding estimated for the Second Increment (FY2008 - FY2009) is anticipated to total \$463,103.

2. Sources

1,005,913	Tax Credit Exchange Program
8,722,487	Tax Credit Assistance Program
12,784,859	Permanent Debt Financing
1,250,000	City Funding
1,007,033	HACS Sponsor Funding
<u>463,103</u>	Replacement Housing Factor
\$25,233,635	Total Development Sources

3. Uses

3,085,495	Demolition and Site Preparation
11,227,806	Construction Hard Costs
3,485,200	Construction Soft Costs
5,012,537	Development Costs
1,077,567	Financing Costs and Fees
<u>1,345,030</u>	Reserves
\$25,233,635	Total Development Uses

All funding sources are fully committed except the FHA 221(d)4 first mortgage. For which a Firm Commitment is anticipated to be issued on or about October 1, 2010. The combined amount of fully committed funds substantially exceeds the amount of RHF funds proposed for utilization in the project.

4. Total Development Cost (TDC) Analysis

This RHF Plan covers seven of the nine designated Public Housing units to be included in Palmer Square. RHF funds will be expended within the HUD 2010 Unit Total Development Cost Limits for “Ridgefield, CT” for Two and Three Bedroom Row House Units.

TDC Limit - \$220,119 (one 2 bedroom unit = \$220,119)

TDC Limit - \$262,699 (one 3 bedroom unit = \$262,699)

Total TDC Limit - \$482,818

RHF funds amount to 95.92% of TDC.

For the entire Palmer Square development and all nine ACC units, RHF funds represent 7.68% of all permanent project funding. ACC units represent 11.84% of all units in the project.

D. Plan and Obligation/Expenditure Status

1. PHA Agency Plan

The Housing Authority of the City of Stamford has submitted its Annual Plan for Fiscal Year 2010. All plans submitted through FY2009 have been approved and approval of the 2010 Plan is awaiting completion of HUD review

2. Capital Fund Obligation/Expenditure Status

The Housing Authority of the City of Stamford is in compliance with obligation and expenditure requirements for its Capital Fund programs through Fiscal Year 2010.

E. RHF Funding Years Proposed for Palmer Square

This five year increment includes the following funding years and amount. Two funding years from a subsequent five year increment will also be incorporated into this project.

CT26R007502-08	\$312,297
CT26R007502-09	\$150,806
TOTAL	\$463,103