PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
1.0 PHA Information		

1.0	PHA Name: Housing Aut PHA Type: Small		the City of Stamfor Performing		Code: HCV (Se	
	PHA Fiscal Year Beginning:	July 1, 20)11		,	,
2.0	Inventory (based on ACC un Number of PH units: 503	its at time	5 5	1.0 above) umber of HCV units:	1,343	
3.0	Submission Type		Annual Plan Only	y 🗌 5-	Year Pla	n Only
4.0	PHA Consortia 🗌 PHA Con	sortia: (C	heck box if submitting a	a joint Plan and comple	te table be	elow.)
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of L Each Pi PH	
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items	5.1 and	5.2 only at 5-Year Pla	an update.		
5.1	Mission. State the PHA's Mi extremely low income families The HA shall at all times of providing decent, safe that promotes serviceabi the economic and social	s in the P develop , and sa lity, eco well-bei	HA's jurisdiction for t and operate each nitary housing foi nomy, efficiency, ing of the tenants.	he next five years: a project solely for r eligible families i and stability of th	r the pur in a man e projec	pose ner ts, and
5.2	Goals and Objectives. Iden PHA to serve the needs of low for the next five years. Includ and objectives described in th	<i>w</i> -income le a repoi	and very low-income t on the progress the	e, and extremely low-	income fa	amilies
			See Attachment A			

	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
6.0	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.

		rnization or Development, Demolition and/or Disposition, J, Homeownership Programs, and Project-based Vouchers ese programs as applicable.	
	The Authority does not antici	pate a HOPE VI application during FYE 2012.	
	No demolition or disposition	applications are anticipated during FYE 2012.	
	The HACS intends to develop the following properties show	and submit an Allocation Plan for Designated Housing for in the table below.)r
	1a. Development names: S 1b. Development (project) n		
	2. Designation type:		
	Occupancy by only		
	Occupancy by familie		
		derly families and families with disabilities	
	3. Application status (select		
		the PHA's Designation Plan	
	Submitted, pending a Planned application		
		approved, submitted, or planned for submission: Not	
	Known	approved, submitted, or planned for submission. Not	
7.0	_	gnation constitute a (select one)	
	New Designation Plan		
		approved Designation Plan?	
	6. Number of units affected	:	
	7. Coverage of action (sele	,	
	Part of the development		
	☑ Total development		
	The Authority anticipates con redevelopment activities.	tinued use of Project-based Section 8 (PBV) in support of	i its
	Court.	ed Vouchers as part of the overall redevelopment of Vidal	
	PRO	DJECT-BASED VOUCHER HAP LIST	
	Fairfield Commons: 13	Existing Utilization	
	Post House 50		
	Taylor Street 10		
	Fairgate 22		
	TOTAL	95	
	Additional use of PBV is plan category.	ned for Clinton Manor and Quintard Manor under the exist	ting
	Outside of the current Fairfiel homeownership program ong	d HOPE VI Program, the Authority has no other oing.	

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	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</i> <i>Annual Statement/Performance and Evaluation Report,</i> form HUD-50075.1, for each current and open CFP grant and CFFP financing. 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
8.2	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. See Attachment D for copy of Five-Year Action Plan
8.3	Capital Fund Financing Program (CFFP). 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.
9.0	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.
	For an integrated presentation of needs and strategies to address these needs; See Section 10.0 below.

	Chartenny for Addressing Housing Needs, Devide shelef do 110 - 60 - DUAL 4 - 6
	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.
	 A decision to request a voluntary conversion of public housing to Section 8 Vouchers.
	For this fiscal year, the following actions are <u>NOT</u> 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.
	 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.
	 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, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)
	(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (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 off ice 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

.http://www.nud.gov/offices/pii/programs/pii/nopeo/index.cfii

(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.c fm.

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 5year 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 tis 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 <u>Housing Authority of the City of Stamford d/b/a Charter</u> <u>Oak Communities ("COC")</u> updates its Major Agency Goals & Objectives to maintain a current working plan for the seven (7) areas which broadly cover organizational components for a quasigovernmental 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.

- 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)

- 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 projectbased 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.
- 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
- 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)

- 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.
- 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.
- 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)

 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.

Annual S Capital F Capital F	Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	Report splacement Housing Factor and			U.S. Department of Housi Office OMB N	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226
Part I: Summary	ummary		алан айсанан алан айсан айс			Expires 4/30/2011
PHA Name: Housing Au Stamford	PHA Name: Housing Authority of the City of Stamford	Grant Type and Number Capital Fund Program Grant No: CT 26 Replacement Housing Factor Grant No: Date of CFFP-	Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-11 Replacement Housing Factor Grant No: Date of CFFP-			FFY of Grant: 2011 FFY of Grant Approval:
	ype of Grant Original Annual Statement	Resen	/e for Disasters/Emergencies		Revised Annual Statement (revision no:	It (revision no:)
Len Len	Performance and Evaluation Report for Period Ending:	tor Period Ending:			Final Performanc	Final Performance and Evaluation Report
						Total Actual Cost 1
~	Total non-CFP Funds		Oligiilai	revised-	Obligated	Expended
2	1406 Operations (may not exceed 20% of line 21) ³	sed 20% of line 21) 3	150.000			
ო	1408 Management Improvements	nts	75,000			
4	1410 Administration (may not exceed 10% of line 21)	exceed 10% of line 21)	75,000			
5	1411 Audit					
9	1415 Liquidated Damages					
7	1430 Fees and Costs		50,000			
ω	1440 Site Acquisition					
თ	1450 Site Improvement					
10	1460 Dwelling Structures		352,000			
11	1465.1 Dwelling Equipment—Nonexpendable	lonexpendable				
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration	ration				
16	1495.1 Relocation Costs					
17	1499 Development Activities 4					
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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 Si Capital Ft Capital Ft	Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacer Capital Fund Financing Program	Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	g		U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226	-8	
Part I. Summary	mmanv					Expires 4/30/2011	
	(maintaine						_
PHA Name: Housing A	PHA Name: Housing Authority of the	Capital Fund Program Grant N Benjacement Holising Factor (No: CT 26 P007-501-11 Cerant No:		ררץ סו טרמחו: 2011		
City of	City of Stamford	Date of CFFP:			FFY of Grant Approval:		
Type of Grant	Grant						
Î Î	Original Annual Statement		Reserve for Disasters/Emergencies	ا د و ا	Revised Annual Statement (revision no:	vision no:	
Per	Performance and Evaluation Report for Period Ending:	Report for Period Ending:			Final Performance and Evaluation Report	raluation Report	
Line	Summary by Development Account			Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization o PHA	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via	r Debt Service paid Via					_
	Payment	lent					
19	1502 Contingency (may	1502 Contingency (may not exceed 8% of line 20)	48,000				
20	Amount of Annual Grant: (sum of lines 2 - 19)	lt: (sum of lines 2 - 19)	750,000				
21	Amount of line 20 Related to LBP Activities	ed to LBP Activities					
22	Amount of line 20 Relat	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Relat	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Relat	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Relat	Amount of line 20 Related to Energy Conservation					
:	Measures						
Signature	Signature of Executive Director	7 Date		Signature of Public Housing Director	g Director	Date	
	X	414	Х				
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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.

form HUD-50075.1 (4/2008)

Page2

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replace Capital Fund Financing Program	Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	g Factor and			U.S. Offic OMB	U.S. Department of H Office of Public and Ir OMB No. 2577-0226	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226	aan Development Exr	ent Expires 4/30/2011
Part II: Supporting Pages PHA Name: Housing Au	Part II: Supporting Pages PHA Name: Housing Authority of the city of Stamford	Grant Type and Number Capital Fund Program G CFFP (Yes/ No): Replacement Housing F	Grant Type and Number Capital Fund Program Grant No: CT 26 P007-501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:	T 26 P007-501-	=	Federal FF	Federal FFY of Grant 2011		
Development Number Name/PHA-Wide	General Description of Major Work Categories		Development Account No.	Quantity	Total Estimated Cost	d Cost	Total Actual Cost	st	Status of Work
Acuvites					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.	BathroomsSinks, 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	ance			25,000				
	Computer upgrades				25,000				
HA-Wide	Administration		1410		75,000				
	Fees & Costs Architect & Forineering Fees		1430		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. form HUD-50075.1 (4/2008)

PHA Name: Housing Authority of the City of Stamford Development Number All Fund Obligation Name/PHA-Wide Activities Original Obligation AMP 2 9/30/13 AMP 3 9/30/13 AMP 3 9/30/13	Septial Fund Financing Program the City of Stamford All Fund Obligated (Quarter Ending Date) Original Obligation End End Date 9/30/13 9/30/13 9/30/13	All Funds All Funds (Quarter End Date 9/30/15 9/30/15	All Funds Expended All Funds Expended (Quarter Ending Date) Original Expenditure End Date Date 9/30/15 9/30/15	Federal FFY of Grant: 2011 Reasons for Revised Target Dates ¹

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

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program 1 Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9 of the U.S. Housing Act of 1937, as amended.

Annu Capit Capit	Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacer Capital Fund Financing Program	port acement Housing Factor and	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011	sing and Urban De Idian Housing AB No. 2577-0226 es 4/30/2011	velopment	
Part I:	Summary					
PHA Name:		Grant Type and Number			FFY of Grant: 2006	90
Hous	Housing Authority of the City of Stamford Re	Capital Fund Program Grant No: CT 26-P007-501-06 Replacement Housing Factor Grant No: Date of CFFP:	26-P007-501-06 o:		FFY of Grant Approval:	
	Type of Grant Original Annual Statement Reserve for Disasters/Ei Performance and Evaluation Report for Period Ending: 12 /10	Reserve for Disasters/Emergencies for Period Ending: 12 /10	X Final	X Final Performance and Evaluation no: 6	ent (revision no: (Evaluation Report	() ()
Line	Summary by Development Account	Total Estimated Cost		Total Ac	Fotal Actual Cost ¹	
		Original	Revised ²	Obligated	Expended	5
-	Total non-CFP Funds					
5	1406 Operations (may not exceed 20% of line 21) ³	227,892	227,892	227,892		227,892
ო	1408 Management Improvements	227,892	227,892	227,892		227,892
4 u	1410 Administration (may not exceed 10% of line 21)	113,946	113,946	113,946		113,946
0 9	1411 Auduk 1415 Liquidated Damages					
7	1430 Fees and Costs	78,000	78,000	78,(78,000 78,	78,000
ω	1440 Site Acquisition					
൭	1450 Site Improvement					
0	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,(27,000 27,	27,000
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

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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

Part I: S	Part I: Summary					
PHA Name:	ame:	Grant Type and Number	i Number			FFY of Grant
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snou	nousing Authority of the City of Statificia	Replacement H	Replacement Housing Factor Grant No:	<u>o:</u>		Approval-
		Date of CFFP:				Approval.
Type of Grant	pe of Grant Original Annual Statement	Reserve for Disasters/Emergencies	encies	XRevis	XRevised Annual Statement (revision no. 6)	revision no. 6)
X Per	on Report	ding: 12/10		X Final	X Final Performance and Evaluation Report	luation Report
Line	Summary by Development Account		Total Estimated Cost	ated Cost	Total Actual Cost	Cost 1
			Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the	e PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	ystem of Direct				
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	SS				
23	Amount of line 20 Related to Security - Soft Costs	S				
24	Amount of line 20 Related to Security - Hard Costs	ts				
25	Amount of line 20 Related to Energy Conservation Measures	on Measures				
Signatun	Signature of Executive Director	Date	Signature	Signature of Public Housing Director	2	Date
		4/14/10				
Expin	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

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Part II: Supporting Pages	ages								
PHA Name:		Grant Typ	Grant Type and Number			<u> </u>	Federal FFY of Grant:		
Housing Auth of Sta	Housing Authority of the City of Stamford	Capital Fu CFFP (Ye Replacem	Capital Fund Program Grant No: CT 26-P007-501-06 CFFP (Yes/ No): No Replacement Housing Factor Grant No:	No: CT 26. Grant No:	P007-501-0	<u> </u>	5(2006	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	of Major les	Development Account No.	Quantity	Total Estimated Cost	lated Cost	Total Actual Cost	ual Cost	Status of Work
					Original	Revised ¹	Funds Obligated ¹	Funds Expended ¹	
AMP 2									
Stamford Manor	Entrance lobby		1460		278,565.2 8	273,020	273,020	273,020	complete
	Elevator		1460		0	0	0	0	
	504 accessibility		1460		0	0	0	0	
	Roof Replacement		1460		84,538.70	90,084.08	90,084.08	90,084.08	complete
	Sprinkler line replacement	acement	1460		10,000	10,000	10,000	10,000	complete
Clinton Manor	Window Replacement	tent	1460		15,710	15,709.90	15,709.90	15,709.90	complete
	Office Renovation		1460		45,137.96	45,137.96	45,137.96	45,137.96	complete
	Domestic Water		1460		29,804	29,804	29,804	29,804	complete
Elderly CT 7-5	Unit Turnover		1460		973.06	973.06	973.06	973.06	complete
HA-Wide									
	Security Service - Elderly	Elderly	1408		89,142.13	89,142.13	89,142.13	89,142.13	Complete
	Construction Specialist	ialist	1408		24,297.85	24,297.85	24,297.85	24,297.85	Complete
	Computer Software	e	1408		16,536	16,536	16,536	16,536	Complete
	Site Based Accounting	nting	1408		97,916.02	97,916.02	97,916.02	97,916.02	Complete
	ADMINISTRATION	N	1410		113,946	113,946	113,946	113,946	
	A & E Fees		1430		000'82	78,000	78,000	78,000	
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¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Amual 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

	Federal FFY of Grant: 2006	Reasons for Revised Target Dates ¹									
		All Funds Expended (Quarter Ending Date)	Actual Expenditure End Date	9/30/10	9/30/10	9/30/10					
Part III: Implementation Schedule for Capital Fund Financing Program		All Funds (Quarter E	Original Expenditure End Date	9/30/10	9/30/10	9/30/10					
	of Stamford	All Fund Obligated (Quarter Ending Date)	Actual Obligation End Date	9/30/08	9/30/08	9/30/08					
	thority of the City	All Fund (Quarter E	Original Obligation End Date	9/30/08	9/30/08	9/30/08					
	PHA Name: Housing Authority of the City of Stamford	Development Number Name/PHA-Wide Activities		AMP 2	AMP 3	HA Wide					

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 amende

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

196,678 98,339 105,000 196,678 c 386,697 4 FFY of Grant: 2007 X Final Performance and Evaluation Report Expended FFY of Grant Approval: Total Actual Cost¹ 196,678 196,678 98,339 386,697 0 105,000 Obligated Capital Fund Program Grant No: CT 26-P007-501-07 196,678 0 196,678 98,339 105,000 386,697 Revised² Replacement Housing Factor Grant No: otal Estimated Cost Reserve for Disasters/Emergencies 105,000 196,678 196,678 98,339 386,697 \circ Grant Type and Number Original Performance and Evaluation Report for Period Ending:12/10 Date of CFFP: 1410 Administration (may not exceed 10% of line 21) 1406 Operations (may not exceed 20% of line 21) ³ 1465.1 Dwelling Equipment—Nonexpendable Housing Authority of the City of 1492 Moving to Work Demonstration Summary by Development Account 1408 Management Improvements 1475 Non-dwelling Equipment 1470 Non-dwelling Structures 1499 Development Activities ⁴ Original Annual Statement 1415 Liquidated Damages Stamford 1460 Dwelling Structures 1495.1 Relocation Costs 1450 Site Improvement 1430 Fees and Costs Total non-CFP Funds 1440 Site Acquisition 1485 Demolition Part I: Summary 1411 Audit Type of Grant PHA Name: Line X 3 <u>5</u> 4 9 2 9 Ξ 5 თ ω ŝ ဖ 2 ന 4

Expires 4/30/2011

X Final Performance and Evaluation Report 983,392 FFY of Grant Approval: X Revised Annual Statement (revision Expended 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 U.S. Department of Housing and Urban Development Date fotal Actual Cost¹ FFY of Grant: 983,392 Office of Public and Indian Housing 2007 Obligated Expires 4/30/2011 Signature of Public Housing Director 0 983,392 Revised² Capital Fund Program Grant No: CT 26-P007-501-07 Replacement Housing Factor Grant No: Date of CFFP: Total Estimated Cost Reserve for Disasters/Emergencies 0 Capital Fund Program, Capital Fund Program Replacement Housing Factor and 983,392 Original Performance and Evaluation Report for Period Ending: 12/10 Grant Type and Number 4 14 ate 9000 Collateralization or Debt Service paid Via System of Direct Payment Amount of line 20 Related to Energy Conservation Measures Annual Statement/Performance and Evaluation Report 1501 Collateralization or Debt Service paid by the PHA Amount of line 20 Related to Section 504 Activities Amount of line 20 Related to Security - Hard Costs 1502 Contingency (may not exceed 8% of line 20) Amount of line 20 Related to Security - Soft Costs Amount of Annual Grant: (sum of lines 2 - 19) Amount of line 20 Related to LBP Activities Housing Authority of the City of Summary by Development Account Capital Fund Financing Program **Original Annual Statement** Stamford Signature of Executive Director OMB No. 2577-0226 Part I: Summary Type of Grant PHA Name: no: 4) 18ba Line 18a <u>0</u> នភន びみ 25

Annual Statement/Performance and Evaluation Report U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

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

$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	OMB No. 2577-0226	226				-	Expires 4/30/2011	1/30/2011	ī
Citry Grant Type and Number CFEP (Yes/N0): No Federal FFY of Grant: 2007 Description of Major CFEP (Yes/N0): No 2007 2007 Description of Major Description of Major Ector Grant No: CFEP (Yes/N0): No 2007 Description of Major Develop Quantity Total Estimated Cost Total Actual Cost Total Actual Cost No: No No CFEP (Xes/N0): No 325,500.91 325,500.91 C Account No 1450 277,000 325,500.91 325,500.91 275,600.91 C Iobby 1460 30,000 0	Part II: Supportin								
Drify of the City mitord Capital Fernal Program Grant No. CT 78-P007-501-07 Replacement Housing Factor Grant No. General Description of Major Develop ment Quantity Total Estimated Cost Total Actual Cost Total Actual Cost Total Actual Cost Notal Actual Actual	PHA Name:		e and Numb)er			FFY of Grant:		
General Description of Major work Categories Develop ment No. Quantity Total Estimated Cost Total Actual Cost Total Actual Cost Mork Categories ment No. No. No. Period	Housing Autho of Star		ind Program s/ No): No ient Housinc	I Grant No: C	T 26-P007-501-07 tt No:		20	07	
Work Categories ment Account Funds Funds Funds Account No. Original Revised ¹ Funds Funds Account Conjinal Revised ¹ Coligated ¹ Evpended ¹ Entrance lobby 1460 277,000 325,600.91 325,600.91 325,600.91 Brick Repair 0 1460 30,000 0 0 0 0 Soft handicep accessibility 1460 30,000 0<	Development	General Description of Major	Develop	Quantity	Total Estin	nated Cost	Total Actu	ual Cost	Status of
Z Original Revised ¹ Funds Funds Z Entrance lobby 1460 277,000 325,600.91 325,600.91 325,600.91 255,600.91 0 </th <th>Number Name/PHA- Wide Activities</th> <th>Work Categories</th> <th>ment Account No.</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th>WOLK</th>	Number Name/PHA- Wide Activities	Work Categories	ment Account No.						WOLK
Z Entrance lobby 1460 277,000 325,600.91 325,000 90,991.95					Original	Revised ¹	Funds Obligated ¹	Funds Expended ¹	
Future loby 1460 277,000 325,600.91 326,4251 33,445 33,445 33,445 33,445 33,445 33,445 33,442,34 4,744,34 4,744,34	AMP 2								
Brick Repair 1460 30,000 0	Stamford Manor	Entrance lobby	1460		277,000	325,600.91	325,600.91	325,600.91	Complete
504 handicap accessibility 1460 19,647 0 <th0< th=""> 0 0 <</th0<>		Brick Repair	1460		30,000	0	0	0	Complete
Roof Replacement 1460 0 1,138.09 1,5875 0 1,5875 0 1,5875 1,5875 1,5875 1,5875 0 1,5875 0 1,5875 1,5875 1,5875 1,5875 0 <th0< th=""> <th1< th=""> 0<th></th><td>504 handicap accessibility</td><th>1460</th><td></td><td>19,647</td><td>0</td><td>0</td><td>0</td><td>Complete</td></th1<></th0<>		504 handicap accessibility	1460		19,647	0	0	0	Complete
Sprinkler line replacement 1460 20,000 15,875 12,977 12,077		Roof Replacement	1460		0	1,138.09	1,138.09	1,138.09	Complete
Window Replacement 1460 10,000 3,945 <th></th> <td>Sprinkler line replacement</td> <th>1460</th> <td></td> <td>20,000</td> <td>15,875</td> <td>15,875</td> <td>15,875</td> <td>Complete</td>		Sprinkler line replacement	1460		20,000	15,875	15,875	15,875	Complete
Withdow replacement 14.00 14.00 14.00 14.00 14.00 14.00 14.00 14.00 14.00 14.00 14.00 14.00 14.00 14.00 14.00 14.00 14.00 14.00 14.00 0		Windaw Darlossmart	4 460		10.000	2 045	2 015	2 015	Complete
The Fund			1460		26 801	40.128	40.138	40 13R	
Security Service - Elderly 1408 90,991.95 90,933.96 <th>Elderly CT 7-5</th> <td>Unit Turnover</td> <th>1460</th> <td></td> <td>3,249</td> <td>1</td> <td></td> <td></td> <td>Complete</td>	Elderly CT 7-5	Unit Turnover	1460		3,249	1			Complete
Mod. Construction Specialist 1408 12,077.20 12,070.20 125,000 105,000 105,000 105,000	HA-Wide	Security Service - Elderly	1408		90,991.95	90,991.95	90,991.95	90,991.95	Complete
1408 4,744.34 <th< td=""><th></th><td>Mod. Construction Specialist</td><th>1408</th><td></td><td>12,077.20</td><td>12,077.20</td><td>12,077.20</td><td>12,077.20</td><td>Complete</td></th<>		Mod. Construction Specialist	1408		12,077.20	12,077.20	12,077.20	12,077.20	Complete
1408 25,000 26,3864.51 63,86		Computer Software	1408		4,744.34	4,744.34	4,744.34	4,744.34	Complete
1408 63,864.51 63,		Police Patrols	1408		25,000	25,000	25,000	25,000	Complete
1410 98,339 <th></th> <td>Project Based Accounting</td> <th>1408</th> <td></td> <td>63,864.51</td> <td>63,864.51</td> <td>63,864.51</td> <td>63,864.51</td> <td>Complete</td>		Project Based Accounting	1408		63,864.51	63,864.51	63,864.51	63,864.51	Complete
1430 105,000 105,000 105,000 105,000		ADMINISTRATION	1410		98,339	98,339	98,339	98,339	Complete
		A & E Fees	1430		105,000	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 U.S. Department of Housing and Urban Development Capital Fund Program, Capital Fund Program Replacement Housing Factor and Office of Public and Indian Housing Capital Fund Financing Program OMB No. 2577-0226 Expires 4/30/2011

	Federal FFY of Grant: 2007	Reasons for Revised Target Dates ¹							
		All Funds Expended (Quarter Ending Date)	Actual Expenditure End Date	12/31/10	12/31/10	12/31/10			
rogram	of the City of Stamford	All Funds (Quarter E	Original Expenditure End Date	9/30/11	9/30/11	9/30/11			
al Fund Financing Program		All Fund Obligated Quarter Ending Date)	Actual Obligation End Date	60/08/6	9/30/09	9/30/09			
Schedule for Capit	Housing Authority	All Fund Obliga (Quarter Ending I	Original Obligation End Date	60/08/6	60/02/6	9/30/09			
Part III: Implementation Schedule for Capital Fund	PHA Name:	Development Number Name/PHA-Wide Activities		AMP 2	AMP 3	HA Wide			

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 Capital Capital	Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Cabital Fund Financing Program	port acement Housing Factor and	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	lousing and Urban d Indian Housing	Development
OMB No. 2577	OMB No. 2577-0226		Expires 4/30/2011		
PHA Name: PHA Name: Housing	HA Name: HA 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:	: CT 26-P007-501- rant No:	80	FFY of Grant: 2008 FFY of Grant Approval:
Type of Grant Original Ar	nual Statement □ R ce and Evaluation Report for	eserve for Disasters/Emergencies Period Ending: 12/10	⊠ Revised Annua ∏ Final Performan	■ Revised Annual Statement (revision no: 4) ■ Final Performance and Evaluation Report	n no: 4) teport
			Total Estimated Cost	Total Actual Cost	Cost ¹
		Original	Revised ²	Obligated	Expended
	Total non-CFP Funds				
5	1406 Operations (may not exceed 20% of line 21) ³	199,651	199,651	199,651	199,651
ę	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				
9	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000	30,000	30,000	30,000
æ	1440 Site Acquisition				
6	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				

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Annual S Capital F	Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and	Iousing Facto		U.S. Department of Housing and Urban Development Office of Public and Indian Housing	sing and Urbar ian Housing	n Development	
Capital F OMB N	Capital r und r mancing rrogram OMB No. 2577-0226			Expires 4/30/2011	2011		
Part I: Summary	ummary						
PHA Name:	me:	Grant Type Capital Fund	Grant Type and Number Capital Fund Program G	Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-08	7-501-08	FFY of Grant 2008 FFY of Grant Approval:	rt 2008 it Approval:
Hous	Housing Authority of the City of Stamford	Replacemer	nt Housing F	Replacement Housing Factor Grant No:			
		Date of CFFP:	ė.				
Type of Grant	pe of Grant Original Annual Statement	isasters/Eme	ergencies		Revised An	nual Stateme	🛛 Revised Annual Statement (revision no:
ب Report Report	o) ⊠ Performance and Evaluation Report for Period Ending: 12/09 Report	ng: 12/09			Final Performance and Evaluation	nance and E	/aluation
Line	Summary by Development Account		Tot	Total Estimated Cost		Total Actual Cost	
			Original	Revised ²	P O	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	ct Payment					
19	1502 Contingency (may not exceed 8% of line 20)		20,000	0	0		
20	Amount of Annual Grant:: (sum of lines 2 - 19)		998,258	998,258	58	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						
Signatur	Signature of Executive Director	Date		Signature of Public Housing Director	sing Director		
	t (9	ate			
		4 14 11	1				
	2	•	•				

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.

U.S. Department of Housing and Urban Development Capital Fund Program, Capital Fund Program Replacement Housing Factor and Office of Public and Indian Housing Annual Statement/Performance and Evaluation Report **Capital Fund Financing Program**

In Progress Complete Complete Status of Work Complete Complete 30,890 0 0 28,501.42 0 0 Funds Expended¹ 79,026.37 0 0 6,549.75 Total Actual Cost 2008 0 0 0 314,112.46 28,501.42 30,890 79,026.37 0 0 Obligated¹ 6,549.75 Federal FFY of Grant Funds 0 0 0 0 314,112.46 28,501.42 30,890 79,026.37 6,549.75 Expires 4/30/2011 Total Estimated Cost Revised C Capital Fund Program Grant No: CT 26-P007-501-08 CFFP (Yes/ No): No 36,000 248,190 30,000 13,303 0 0 30,890 0 54,000 26,697 Original Replacement Housing Factor Grant No: Quantity Development Grant Type and Number Account No. 1460 1460 1460 1460 1460 1460 1460 1460 1460 1460 Major Work Categories General Description of Window Replacement Boiler Replacement Roof Replacement Roof Replacement Housing Authority of the City Entrance lobby Unit Turnover 504 handicap Sprinkler line Brick Repair replacement New Stoves accessibility of Stamford Part II: Supporting Pages OMB No. 2577-0226 Elderly Dev. CT 7-5 Name/PHA-Wide Clinton Manor Scattered Site AMP 3 Development AMP 2 Ursula Park Townhouse PHA Name: Stamford Activities Manor Number

HA-Wide	MANAGEMENT IMPROVEMENTS	1408					
	Project based Acct	1408	119,512.22	94,533.50	94,533.50	94,533.50	
	Mod. Construction Specialist	1408	34,145.28	59,127	59,127	59,127	
	Phone System	1408	20,990.50	20,990.50	20,990.50	20,990.50	
	Police Patrols	1408	25,000	25,000	25,000	25,000	
	ADMINISTRATION	1410	99,826	99,826	99,826	99,826	
	FEES & COSTS						
	Architect & Engineer Fees	1430	30,000	30,000	30,000	30,000	

nd Urban Development using			Federal FFY of Grant:	2008	Reasons for Revised Target Dates ¹											
U.S. Department of Housing and Urban Development Office of Public and Indian Housing	Expires 4/30/2011				All Funds Expended (Quarter Ending Date)	Actual Expenditure End Date										
			ıford		All Funds (Quarter B	Original Expenditure End Date	9/30/12	9/30/12	9/30/12							
ı Report Replacement Housing		und Financing Program	the City of Stan		All Fund Obligated (Quarter Ending Date)	Actual Obligation End Date										
ance and Evaluation bital Fund Program	Vğranı	chedule for Capital F	Authority of 1		All Fund (Quarter E	Original Obligation End Date	9/30/10	9/30/10	9/30/10							
Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Conited Fund Financing Program	OMB No. 2577-0226	Part III: Implementation Se	PHA Name: Housing Authority of the City of Stamford		Development Number Name/PHA-Wide Activities		AMP 2	AMP 3	HA Wide							

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

Capita			Expires 4	4/30/2011	
Part I: (Part I: Summary				
PHA Name:		Grant Type and Number			FFY of Grant: 2009
hou	C Housing Authority of the City of Stamford D	Capital Fund Program Grant No: CT 26-P007-501-09 Replacement Housing Factor Grant No: Date of CFFP:	-501-09	ЕF Ар	FFY of Grant Approval:
Type o Oric	Type of Grant Original Annual Statement Creation For Disasters/Em	Reserve for Disasters/Emergencies	X Revised A	X Revised Annual Statement (revision no:3	vision no:3)
	Officiation and Evaluation Reportion Ferrou Ertuing.	12/3 I/ 10 Total Estimated Cost		Tillar Ferrur Inance and Evaluation Incourt	I Cost ¹
2		Original Revised ²	Obli	Obligated	Expended
-	Total non-CFP Funds				
5	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	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
2 2	1411 Audit				
9	1415 Liquidated Damages		-		
7	1430 Fees and Costs	138,826	138,826	138,826	17,680.7 8
ø	1440 Site Acquisition				0
თ	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.	ion 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.

Page1

Annual : Capital I Capital I	Amnual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	Iousing Factor and	U.S. Departme	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	umary					
PHA Name:	ame:	Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-09	r Brant No: CT 26	-P007-501-09		FFY of Grant: 2009 FFY of Grant Approval:
Hous	Housing Authority of the City of Stamford	Replacement Housing Factor Grant No:	⁼ actor Grant No:			
		Date of CFFP:				
Type of Grant Original Anr X Performano	Type of Grant Original Annual Statement CReserve for Disasters/Er X Performance and Evaluation Report for Period Ending: 9/30/10	sasters/Emergencies o: 9/30/10		XRevised Tine	XRevised Annual Statement (revision no:1	evision no:1) /aluation Report
Line	Summary by Development Account		Total Estimated Cost		Total /	Total Actual Cost ¹
	a serve a serve a serve work of serve a serve and a serve	P	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	ect 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					
ង	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	
Signatu	Signature of Executive Director	Date	Signature o	Signature of Public Housing Director	ctor	Date
		4 14/1				

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.

Page2

Annual Statement/Per Capital Fund Program	Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement	t ement Housing Factor and	and	0	U.S. Depart office of Put	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	ing and Urbaı Housing	n Developme
Capital Fund Financing Program OMB No. 2577-0226	ng Program						Expi	Expires 4/30/2011
Part II: Supporting Pages								
PHA Name		srant Type and Number			Federal	Federal FFY of Grant:		
Housing Aut	the City of	Capital Fund Program Grant No: CT 26 P007-501-09 CFFP (Yes/ No):	t No: CT 26 P0(17-501-09			2009	
0	Stamford	Replacement Housing Factor Grant No:	or Grant No:					
Development	Major	Vork Development	Quantity	Total Estimated Cost	lated Cost	Total Actual Cost	Cost	Status of Work
Wide Activities	Catego:163							
				Original	Revised ¹	Funds Obligated ¹	Funds Expended 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		20'000	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	tors 1460		0	0	0		
	Convert apartment & common area	1460		2,000	0	0		<u> </u>
	lighting			0000	0000	c		
	Window Replacement in wings	1460		6,000	6,000	0		
					(•		

0

3,000 0 1,000 0 1,230 0 3,000 0

0

1460

1460 1460

1460

Replace toilets, showerheads, & aerators

Boiler Replacement Replace siding Stove replacement

Ursula Park Ursula Park

AMP 3

0

0 0

1460

Replace Patio walkways in breezeway

0 0

form HUD-50075.1 (4/2008)

Page3

Lawn Avenue Replace appliances 1460 1000 <t< th=""><th></th><th>Convert apartment lighting</th><th>1460</th><th>2,400 0</th><th></th><th>0</th><th></th><th></th></t<>		Convert apartment lighting	1460	2,400 0		0		
Erosion Control 1460 1,000 0 0 Siding Replacement 1460 1,000 0 0 0 Boiler Replacement 1460 1,000 7,500 0 0 0 Replace Toilets, Showerheads 1460 1,600 7,500 0 0 0 Replace Toilets, Showerheads 1460 1460 0 0 0 0 0 New Roof 1460 1460 0 <th>Lawn Avenue</th> <th>Replace appliances</th> <th>`1460</th> <th>ł</th> <th>(</th> <th>0</th> <th></th> <th></th>	Lawn Avenue	Replace appliances	`1460	ł	(0		
Siding Replacement 1460 1,000 7,500 0 Boiler Replacement 1460 1,000 7,500 0 0 Replace Toilets, Showerheads 1460 1,000 7,500 0 0 0 Replace Toilets, Showerheads 1460 1460 1,000 7,500 0 0 New Roof 1460 1460 1,000 0 0 0 0 New Roof 1460 1460 1,000 6,000 0		Erosion Control	1460		(0		
Boiler Replacement 1460 1,000 7,500 0 Replace Toilets, Showerheads 1460 2,200 0 0 Replace Toilets, Showerheads 1460 2,200 0 0 Convert apartment lighting 1460 1,300 0 0 0 New Roof 1460 1460 0 0 0 0 0 New Roof 1460 1460 0		Siding Replacement	1460	1	(0		
Replace Toilets, Showerheads 1460 2,200 0 0 Convert apartment lighting 1460 1,300 0 0 0 New Roof 1460 1460 0 0 0 0 New Roof 1460 1460 0 0 0 0 0 New Roof 1460 1460 0 0 0 0 0 0 New Roof 1460 1460 0 <th>Sheridan Mews</th> <th>Boiler Replacement</th> <th>1460</th> <th></th> <th>7,500</th> <th>0</th> <th></th> <th></th>	Sheridan Mews	Boiler Replacement	1460		7,500	0		
Convert apartment lighting 1460 1460 <		Replace Toilets, Showerheads	1460			0		
New Roof 1460 1460 0 0 0 0 MANAGEMENT IMPROVEMENTS 1408 1408 1408 1408 1408 1408 1408 1408 1408 1408 1408 1408 1408 1408 1408 1408 1408 1408 1405 145 114		Convert apartment lighting	1460		(0		
MANAGEMENT IMPROVEMENTS 1408 1408 1408 1408 1408 1408 1408 1408 1408 1408 1408 1405 145 65,126 12,126 12,124	Scattered Sites	New Roof	1460	<u> </u>	(0		
MANAGEMENT IMPROVEMENTS 1408 1408 65,145 65,120 5,000 5,000 5,000 5,000 5,012.01 35,912.01 35,912.01 35,912.01 35,912.01 35,912.01 35,912.01 35,912.01 35,912.01 35,912.01 35,912.01 35,912.01 35,912.01 35,912.01 35,91								
Inuction Specialist E5,145 65,145 65,145 65,145 Inuction Specialist 5,000 5,000 5,000 5,000 Inuction Specialist 19,826 19,826 19,826 19,826 Inuction Specialist 19,826 19,826 19,826 19,826 Inuction Specialist 25,000 25,000 25,000 25,000 25,000 Inuction Stration 1410 1410 114,971 114,971 114,971 Inuction Stration 1430 138,826 138,826 138,826	HA-Wide	MANAGEMENT IMPROVEMENTS	1408					
5,000 5,000 5,000 5,000 7,000 5,000 5,000 5,000 7,000 19,826 19,826 19,826 7,000 25,000 25,000 25,000 25,000 7,000 35,912.01 35,912.01 35,912.01 35,912.01 8,000 1410 114,971 114,971 114,971 8,000 138,826 138,826 138,826		Modemization Construction Specialist		65,145 (55,145	65,145	65,145	
Software 19,826 10,826 13,826 138,826 13		New Phone System		5,000	5,000	5,000	5,000	
ois 25,000 25,000 25,000 25,000 25,000 ADMINISTRATION 1410 35,912.01 35,912.01 35,912.01 35,912.01 FEES & COSTS 1430 114,971 114,971 114,971 114,971 Chitect & Engineer Fees 138,826 138,826 138,826 138,826		Computer Software			19,826	19,826	19,826	
ADMINISTRATION 1410 35,912.01 <t< th=""><th></th><th>Police Patrols</th><th></th><th></th><th>25,000</th><th>25,000</th><th>25,000</th><th></th></t<>		Police Patrols			25,000	25,000	25,000	
1410 114,971 114,971 114,971 1430 138,826 138,826 138,826		MAPPLAN		1	\$5,912.01	35,912.01	35,912.01	
1430 138,826 138,826 138,826		ADMINISTRATION	1410		14,971	114,971	108,328.01	
138,826 138,826 138,826		FEES & COSTS	1430					
		Architect & Engineer Fees		138,826	138,826	138,826	17,680.78	

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

form HUD-50075.1 (4/2008)

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

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

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

Page5

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

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

Capital OMB N	Capital Fund Financing Program OMB No. 2577-0226		Expires 4/30/2011		
Part I: 5	Part I: Summary				
PHA Name: Housing Aut Stamford	PHA Name: Housing Authority of the City of Stamford Stamford Date of Crapital Fund Program Grant No: CT 26-S007-501-09 Replacement Housing Factor Grant No: Date of CFFP:	07-501-09			FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant Original At	nuual Statement		v Davieod Amund Contamont (unive		
X Perfor	1 Report	•	A revised Admual Statement (revision no.2	tion Report	
Line	Summary by Development Account	Total Es	Total Estimated Cost	Total Actual Cost	I Cost ¹
		Original	Revised ²	Obligated	Expended
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				
6	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

PHA Name: Housing Authority of the City of Stamford Type of Grant Original Annual Statement X Performance and Evaluation	Grant Type and Number Capital Fund Program Grant No: CT 26-S007-501-09 Realacement Housine Teator Grant No:			of Grant;2009	
pe of Grant Original Annual 5 Performance and	Date of CFFP:		FFY (FFY of Grant Approval:	
Performance and	statement Reserve for Disasters/Emergencies	8	x Revised Anı	x Revised Annual Statement (revision no: 2	(
	a Report for Period E		Einal Pert	Final Performance and Evaluation Report	
Line Summa	Summary by Development Account	Total	Total Estimated Cost	Total Actual Cost ¹	al Cost ¹
		Original	Revised ²	Obligated	Expended
18a 1501 Cc	1501 Collateralization or Debt Service paid by the PHA				
18ba 9000 Cc	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19 1502 Cc	1502 Contingency (may not exceed 8% of line 20)	0	0		
20 Amount	Amount of Annual Grant: (sum of lines 2 - 19)	1,658,903	1,658,903	1,658,903	1,023,525.37
Amount	Amount of line 20 Related to LBP Activities				
22 Amount	Amount of line 20 Related to Section 504 Activities				
23 Amount	Amount of line 20 Related to Security - Soft Costs				
24 Amount	Amount of line 20 Related to Security - Hard Costs				
25 Amount	Amount of line 20 Related to Energy Conservation Measures	73,233	0		
Signature of Executive Director	Itive Director Date		Signature of Public Housing Director	irector	Date
~	114 A	2			

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.

form HUD-50075.1 (4/2008)

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

	8								
PHA Name:		Grant Ty	Type and Number			Federal F	Federal FFY of Grant:		
Housing Author	Housing Authority of the City of Stamford	Capital Fund Pro; CFFP (Yes/ No):	Capital Fund Program Grant No: CT 26-S007-501-09 CFFP (Yes/No):	: CT 26-S007-5	60-10			2009	
		Replacem	Replacement Housing Factor Grant No:	rant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	sr Work	Development Account No.	Quantity	Total Estimated Cost	ated Cost	Total Actual Cost	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	1,493,013	923,991.37	In Progress
	Sprinkler Head Replacement		1460		20,000	0	0	0	
	Replace toilets, showerheads, aerators	ators	1460		0	0	0	0	
	Convert apartment & common area lighting	a lighting	1460		20,000	0	0	0	
	Replace thermo-pane windows		1460		10,000	0	0	0	
AMP 3									
Ursula Park Twnhs	Replace siding		1460		0	0	0	0	
	Replace toilets, showerheads, & aerators	erators	1460		10,000	0	0	0	
	Convert apartment lighting		1460		7,723	0	0	0	
	Replace stoves		1460		0	0	0	0	
Lawn Ave. Twnhs	Replace appliances		1460		0	0	0	0	
	Erosion Control		1460		10,000	0	0	0	
	Siding Replacement		1460		0	0	0	0	
Sheridan Mews	Replace Toilets, Showerheads		1460		2,500	0	0	0	
	Convert apartment lighting		1460		3,000	0	0	0	

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

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U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011		Federal FFY of Grant: 2009	Reasons for Revised Target Dates ¹														
Q			All Funds Expended (Quarter Ending Date)	Actual Expenditure End Date													
ort cement Housing Factor and		ford	All Fund Obligated All Funds (Quarter Ending Date) (Quarter En	Original Expenditure End Date	4/30/12	4/30/12	4/30/12										
	Financing Program			Actual Obligation End Date	3/31/10	3/31/10	3/31/10										
ce and Evaluation Rej il Fund Program Repl ram	dule for Capital Fund	ty of the City of Stam	All Fund (Quarter F	Original Obligation End Date	3/31/10	3/31/10	3/31/10										
Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Capital Fund Financing Program	Part III: Implementation Schedule for Capital Fund Financing Program	PHA Name: Housing Authority of the City of Stamford	Development Number Name/PHA-Wide Activities		AMP 2	AMP 3	HA Wide		Arrany (Array)								

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.

form HUD-50075.1 (4/2008)

Annual Capital Capital	Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	port acement Housing Factor and	U.S. Departm Office of Pu	S. Department of Housing and Urba Office of Public and Indian Housing	U.S. Department of Housing and Urban Development Office of Public and Indian Housing
OMB N Part I: S	OMB No. 2577-0226 Part I: Summary			Expires	Expires 4/30/2011
PHA Name: Housing	HA Name: Housing Authority of the City of Stamford	Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-10 Replacement Housing Factor Grant No:	007-501-10		FFY of Grant: 2010 FFY of Grant Approval:
Type of Grant Original Anr Derforman	nual Statement ce and Evaluation Rep	☐ Reserve for Disasters/Emergencies of for Period Ending: 12/10	XRevised	XRevised Annual Statement (revision no:1	revision no:1) valuation Report
Line	Summary by Development Account	Total Estimated Cost]	Total /	Total Actual Cost
		Original Revised		Obligated	Expended
~	Total non-CFP Funds				
7	1406 Operations (may not exceed 20% of line 21) 3	13 182,800	182,800	182.800	0 00
ი	1408 Management Improvements	91,400	91,400	91.400	-
4	1410 Administration (may not exceed 10% of line 21		91,400	91.400	+
5	1411 Audit				
9	1415 Liquidated Damages				
7	1430 Fees and Costs	100.000	100.000	25.000	0 00
8	1440 Site Acquisition				1
6	1450 Site Improvement				
10	1460 Dwelling Structures	428,400	428,400	300.270	70 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.	uation Report.			

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

Pert is Summary PHA Name: Feart I: Summary PHA Name: Grant Type and Number (aptial Fund Program Grant No: Capital Fund Program Grant No: Date of CFFP: FFY of Grant 2010 Housing Authority of the City of Stamford Annual Statement Capital Fund Program Grant No: Date of CFFP: FFY of Grant 2010 Type of Grant Criginal Annual Statement Date of CFFP: Date of CFFP: Type of Grant Criginal Annual Statement Date of CFFP: Date of CFFP: Type of Grant Criginal Annual Statement Date of CFFP: Date of CFFP: Type of Grant Criginal Annual Statement Date of CFFP: Digital Annual Statement (revision no:1 1) The Summary by Development Account Digital Annual Statement (revision no:1 1) Digital Annual Statement (revision no:1 1) 1 Bate of Collateralization or Debt Service paid by the PHA 100 Digital Estimated Cost Digital Annual Statement (revision no:1 1) 1 1501 Collateralization or Debt Service paid by the PHA 100 Digital Annual Statement (revision no:1 1) Digital Annual Statement (revision no:1 1) 1 1502 Contrigency (may not exceed 8% of line 20) 20,000 20,000 20,000 2 Amount of line 20 Related to Security - Bated to Security - Bated to Security - Bated to Security - Hard Costs 1,700 1,700 2 Amount of line 20 Related to Security - Bated to	Annual Capital] Capital)	Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	lousing Factor and			U.S. Department of Hou Office	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011
Housing Authority of the City of Stamford Capital Fund Program Grant No. CT 26-P007-501-10 Housing Authority of the City of Stamford Repelacement Housing Factor Grant No. Date of Grant Date of CFFF: Deficibial Annual Statement Ereserve for Disasters/Emergencies Performance and Evaluation Report for Period Ending: 12/10 Total Kost Performance and Evaluation or Debt Service paid by the PHA Original Deficibility Collateralization or Debt Service paid by the PHA Original Resolution or Debt Service paid by the PHA Original Date of Crant Total Account Total Account Total Account Total Account Total Account Date of Grant Total Estimated Cost Deficiencies Total Estimated Cost Payment Total Account Date of Crant 20,000 Date of Crant 214,000 Amount of line 20 Related to LBP Activities 25,000 Amount of line 20 Related to LBP Activities 25,000 Amount of line 20 Related to LBP Activities 25,000 Amount of line 20 Related to Security - Hard Costs 25,000 Amount of line 20 Related to Energy Conserversion Measures 1,700 Amount of line 20 Related to Energy Conserversion Measures 1,700	Part I: S	Summary	Grant Type and Niumb	er.			
Date of CFTP: Pe of Grant Original Annual Statement Previound Performance and Evaluation Revised Annual Statement (revision not previound) Performance and Evaluation Conjoinal Revised Annual Statement (revision not construct and Evaluation) Total Estimated Cost I 5501 Collateralization or Debt Service paid by the PHA Original Revised 2 Obligated Amount of Ine 20 Related to LEP Activities 20,000 Amount of Ine 20 Related to LEP Activities 20,000 Amount of Ine 20 Related to Section 504 Activities 25,000 Amount of Ine 20 Related to Section 504 Activities 25,000 Amount of Ine 20 Related to Section 504 Activities 25,000 Amount of Ine 20 Related to Section 504 Activities 25,000 Amount of Ine 20 Related to Section 504 Activities 25,000 Amount of Ine 20 Related to Security - Hard Costs 25,000 Amount of Ine 20 Related to Security - Hard Costs 25,000 Amount of Ine 20 Related to Energy Conservation Measures 1,700 Amount of Ine 20 Related to Energy Conservation Measures 1,700 Amount of Ine 20 Related to Energy Conservation 25,000	Hous	sing Authority of the City of Stamford	Capital Fund Program Replacement Housing	en I Grant No: CT 26 I Factor Grant No:)-P007-501-10		FFY of Grant Approval:
pe of Grant Diginal Annual Statement Revised Annual Statement Original Annual Statement Criginal Annual Statement Performance and Evaluation Performance and Evaluation Report for Period Ending: 12/10 Total Estimated Cost Final Performance and Evaluation Total Actual Cost Total Actual Cost a 1501 Collateralization or Debt Service paid Via System of Direct Original Revised ² Obligated a 1501 Collateralization or Debt Service paid Via System of Direct 20,000 914,000 914,000 690,870 0 a 1502 Configency (may not exceed 8% of line 20) Amount of services 25,000 25,000 0 Amount of line 20 Related to LBP Activities 25,000 25,000 25,000 0 Amount of line 20 Related to Security - Hard Costs 25,000 25,000 25,000 0 Amount of line 20 Related to Security - Hard Costs 25,000 25,000 25,000 0 Amount of line 20 Related to Security - Hard Costs 25,000 25,000 1,700 0			Date of CFFP:				
e Summary by Development Account Total Estimated Cost Total Actual Cost a 1501 Collateralization or Debt Service paid by the PHA Original Revised ² Obligated ba 9000 Collateralization or Debt Service paid Via System of Direct 0riginal Revised ² Obligated ba 1502 Contingency (may not exceed 8% of line 20) 20,000 20,000 20,000 690,870 0 Amount of fine 20 Related to LBP Activities Amount of line 20 Related to Section 504 Activities 25,000 25,000 25,000 25,000 690,870 0 Amount of line 20 Related to Security - Hard Costs 25,000 25,000 25,000 25,000 1,700	Type of Origit Perfe	nual Statement Cc and Evaluation Report	sasters/Emergencies na: 12/10		XRevise	ed Annual Statement (r al Performance and Ev	revision no:1) aluation Report
a 1501 Collateralization or Debt Service paid by the PHA Original Revised 2 Obligated ba 1501 Collateralization or Debt Service paid Via System of Direct Condition or Debt Service paid Via System of Direct Direct Direct Collateralization or Debt Service paid Via System of Direct Collateralization or Debt Service paid Via System of Direct Collateralization or Debt Service paid Via System of Direct Contingency (may not exceed 8% of line 20) 20,000 20,000 20,000 0 Amount of fine 20 Related to LBP Activities Amount of line 20 Related to Section 504 Activities 25,000 25,000 25,000 0 Amount of line 20 Related to Section 504 Activities 25,000 25,000 25,000 0 0 Amount of line 20 Related to Section 504 Activities 25,000 25,000 25,000 0 0 Amount of line 20 Related to Security - Soft Costs 25,000 25,000 25,000 0 0 Amount of line 20 Related to Security - Hard Costs 25,000 25,000 25,000 0 0 Amount of line 20 Related to Energy Conservation Measures 1,700 1,700 0 0	Line	Summary by Development Account		Total Estimate)	Total Ac	stual Cost ¹
a 1501 Collateralization or Debt Service paid by the PHA ba 9000 Collateralization or Debt Service paid Via System of Direct ba 9000 Collateralization or Debt Service paid Via System of Direct 1502 Contingency (may not exceed 8% of line 20) 20,000 Amount of Annual Grant: (sum of lines 2 - 19) 914,000 Amount of line 20 Related to LBP Activities 914,000 Amount of line 20 Related to Section 504 Activities 55,000 Amount of line 20 Related to Section 504 Activities 25,000 Amount of line 20 Related to Section 504 Activities 25,000 Amount of line 20 Related to Section 504 Activities 25,000 Amount of line 20 Related to Section 504 Activities 25,000 Amount of line 20 Related to Security - Hard Costs 25,000 Amount of line 20 Related to Security - Bard Costs 25,000 Amount of line 20 Related to Security - Bard Costs 25,000 Amount of line 20 Related to Security - Bard Costs 25,000 Amount of line 20 Related to Security - Bard Costs 25,000 Amount of line 20 Related to Security - Bard Costs 25,000 Amount of line 20 Related to Security - Bard Costs 1,700 Amount of line 20 Related to Security - Bard Costs 1,700				Driginal	Revised ²	Obligated	Expended
1502 Contingency (may not exceed 8% of line 20) 20,000 20,000 20,000 0 Amount of Amnual Grant:: (sum of lines 2 - 19) 914,000 914,000 690,870 0 Amount of line 20 Related to LBP Activities 914,000 914,000 690,870 0 Amount of line 20 Related to Section 504 Activities 25,000 25,000 25,000 1 1 Amount of line 20 Related to Section 504 Activities 25,000 25,000 25,000 1 1 Amount of line 20 Related to Security - Soft Costs 25,000 25,000 25,000 1	18a 18ba	1501 Collateralization or Debt Service paid by the 9000 Collateralization or Debt Service paid Via Sy Payment					
Amount of Amount of Amount of Amount of Amount of Innes 2 - 19) 914,000 914,000 914,000 690,870 0 Amount of line 20 Related to LBP Activities Amount of line 20 Related to Section 504 Activities 690,870 0 Amount of line 20 Related to Section 504 Activities 25,000 25,000 690,870 0 Amount of line 20 Related to Section 504 Activities 25,000 25,000 690,870 0 Amount of line 20 Related to Security - Hard Costs 25,000 25,000 1,700 1,700 Amount of line 20 Related to Energy Conservation Measures 1,700 1,700 1,700	19	1502 Contingency (may not exceed 8% of line 20)		20,000	20,000		
Amount of line 20 Related to LBP Activities Amount of line 20 Related to Section 504 Activities Amount of line 20 Related to Section 504 Activities 25,000 Amount of line 20 Related to Section 504 Activities 25,000 Amount of line 20 Related to Security - Soft Costs 25,000 Amount of line 20 Related to Security - Hard Costs 25,000 Amount of line 20 Related to Security - Hard Costs 25,000 Amount of line 20 Related to Security - March Costs 25,000 Instruction 1,700 Instructor 1,700	20	Amount of Annual Grant: (sum of lines 2 - 19)		914,000	914,000	690,870	
Amount of line 20 Related to Section 504 Activities 25,000 25,000 Amount of line 20 Related to Security - Soft Costs 25,000 25,000 Amount of line 20 Related to Security - Hard Costs 25,000 25,000 Amount of line 20 Related to Security - Mark 1,700 1,700 Amount of line 20 Related to Energy Conservation Measures 1,700 1,700	21	Amount of line 20 Related to LBP Activities					
Amount of line 20 Related to Security - Soft Costs 25,000 25,000 Amount of line 20 Related to Security - Hard Costs 25,000 25,000 Amount of line 20 Related to Energy Conservation Measures 1,700 1,700 Inature of Executive Director Date Signature of Public Housing Director	22	Amount of line 20 Related to Section 504 Activities					
Amount of line 20 Related to Security - Hard Costs 25,000 25,000 Amount of line 20 Related to Energy Conservation Measures 1,700 1,700 Inature of Executive Director Date Signature of Public Housing Director	23	Amount of line 20 Related to Security - Soft Costs		25,000	25,000		
Amount of line 20 Related to Energy Conservation Measures 1,700 1,700 Inature of Executive Director Date Signature of Public Housing Director	24	Amount of line 20 Related to Security - Hard Cost:		25,000	25,000		
Date Signature of Public Housing Director	25	Amount of line 20 Related to Energy Conservatior	Measures	1,700	1,700		
	Signatur	e of Executive Director	Date	Signature of	Public Housing Direct	-Do	Date
		¹ To be completed for the Performance and Evaluation Report.	Report.				

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

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

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

					Expires 4/30/2011	30/2011		
Part II: Supporting Pages								-
PHA Name:	Grant	ype and Number			Federal	Federal FFY of Grant:		
Housing Aut S	Housing Authority of the City of Capital Capital Capital Cefeb (Capital Fund Program Grant No: CT26-P007-501-10 CFFP (Yes/ No):	No: CT26-P00	7-501-10			2010	
		Replacement Housing Factor Grant No:	r Grant No:		•	:		
Development Number Name/PHA-	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	ated Cost	Total Actual Cost	Cost	Status of Work
				Original	Revised ¹	Funds	Funds	
						Obligated ¹	Expended ¹	
AMP 2						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						
	Modemization 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.

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

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

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

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Part III: Implementation Schedule for Capital Fund Financing Program	edule for Capital Fund	Financing Program			
PHA Name:					Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund (Quarter E	All Fund Obligated (Quarter Ending Date)	All Fund (Quarter F	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	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.

Part	I: Summary					
	Name/Number sing Authority of the City of St	tamford CT-7	Locality (City/Co Stamford, C		⊠Original 5-Year Plan	sion 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
В.	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
Ι.	Development		0	0	0	0
J.	Capital Fund Financing – Debt Service		0	0	0	0
Κ.	Total CFP Funds		750,000	750,000	750,000	750,000
L.	Total Non-CFP Funds		0	0	0	0
М.	Grand Total		750,000	750,000	750,000	750,000

PHA Hous	Name/Number: sing Authority of the City of St	amford CT-7	Locality (City/co Stamford, Co	ounty & State) onnecticut	⊠Original 5-Year Plan	ision 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	10.00
	Lawn Ave.		40,000	22,000	10,000	40,00
	Ursula Park		70,000	135,000	170,000	115,00
	Conn. Common/ Sheridan Mews		27,000	13,000	12,000	10,00
	Scattered Sites		0	0	0	7,00

Part II: Supp	orting Pages – Physical I	Needs Work Statement((s)			
Work	V	ork Statement for Year Two)	W	ork Statement for Year: Th	ree
Statement for		FFY 2012			FFY 2013	
Year 1 FFY	Development Number/Name	Quantity	Estimated Cost	Development	Quantity	Estimated Cost
2011	General Description of Major			Number/Name		
	Work Categories			General Description of		
				Major Work Categories		
See	AMP 2			AMP 2		
Annual	Stamford Manor			Stamford Manor		
Statement						
	Upgrade Bathrooms		20,000	Window replacement		150,000
	Elevator		50,000	Electric baseboard		20,000
	Window Replacement		50,000	Upgrade Bathrooms		12,000
	Brick Repair		75,000			
	Shower Stalls		20,000			
	Subtota	I of Estimated Cost	\$215,000	Subto	otal of Estimated Cost	\$182,000
	3001018		ψ210,000	Subic		\$10 <u>2</u> ,000

Part II: Suppo	orting Pages – Physical N	eeds Work Statement(s)			
Work		ork Statement for Year Two		Work	Statement for Year: Thre	96
Statement for		FFY 2012			FFY 2013	
Year 1 FFY 2010	Development	Quantity	Estimated Cost	Development	Quantity	Estimated Cost
2010	Number/Name			Number/Name		
	General Description of Major Work Categories			General Description of Major Work Categories		
See	AMP 3			AMP 3		
Annual	Ursula Park			Ursula Park		
Statement	UISUIU I UIK			Replace Siding		75,000
Otatomont	Replace siding		50,000	Roof Replacement		30,000
	Window replacement		20,000	Kitchen Cabinets		10,000
			20,000	Window Replacement		20,000
	Lawn Ave			Lawn Ave		
	Landscape, erosion		40,000	Erosion Control		10,000
				Kitchen Replacement		12,000
	Sheridan Mews/CT			Sheridan Mews/CT		
	Commons			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
	Subtota	I of Estimated Cost	\$ 137,000	Subtotal	of Estimated Cost	\$ 170,000

Part II: Sup	oorting Pages – Physical N	Needs Work Statement	(S)			
	W	ork Statement for Year Fou FFY 2014	r	Wa	ork Statement for Year: Fi FFY 2015	ve
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AMP 2			AMP 2		
Annual	Stamford Manor			Stamford Manor		
Statement						
	Window Replacement		130,000	Window Replacement		100,000
	Upgrade Bathroom		10,000			20,000
	Shower Stalls		20,000	Upgrade Bathrooms		60,000
	Subtota	l of Estimated Cost	\$ 160,000	Subtota	al of Estimated Cost	\$180,000

Part II: Supp	orting Pages – Physical Ne	eeds 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
	Subtota	l 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 (projectbased 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 reexaminations.
- 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.
- COChas 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 noncompliance 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 leaseback) 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, <u>if</u> 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.



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 \underline{X} 5-Year and/or \underline{X} Annual PHA Plan for the PHA fiscal year beginning <u>712011</u>, 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.
- 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.
- 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 Number/HA Code	
PHA Name		
X 5-Year PHA Plan for Fiscal Years 20 - 20 X Annual PHA Plan for Fiscal Years 20 - 20		
I hereby certify that all the information stated herein, as well as any information provide prosecute false claims and statements. Conviction may result in criminal and/or civil pe		
Name of Authorized Official Courtney A. Nelthropp	Tille Chairman	
Signature	Date 04/06/2011	

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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 Federalagency 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 drugfree 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	Title
Vincent Tufo	Executive Director
Signature X	Date 4/7/11
V	form HUD-50070 (3/98) ref. Handbooks 7417,1, 7475,13, 7485,1 & .3

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

			e accompaniment herewith, is true and accurate. Warning: HUD will . (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)
Name of Authorized Official	Courtney A. Nelthropp	Title	Chairman of the Board of Commissioners
-	MA		
Signature	h f	Date	04/06/2011
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	Title
Vincent Tufo	Executive Director
Signature	Date (mm/dd/yyyy)
Previous edition is obsolete	form HUD 50071 (3/98 ref. Handboooks 7417.1, 7475.13, 7485.1, & 7485.

DISCLOSURE OF LO	BBYING ACTIVITIES Approved by OMB
Complete this form to disclose lobbying	g activities pursuant to 31 U.S.C. 1352 0348-0046
(See reverse for put	blic burden disclosure.)
1. Type of Federal Action: 2. Status of Federa	
a contract	ffer/application a. initial filing b. material change
b. grant ¹ b. grant	l award i have b. material change
c. cooperative agreement c. post-	award For Material Change Only:
d. Ioan	year quarter
e. Ioan guarantee	date of last report
f. Ioan insurance	
4. Name and Address of Reporting Entity:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name
🗴 Prime 🗌 Subawardee	and Address of Prime:
Tier, if known:	
Housing Authority of the City of Stamford 22 Clinton Avenue, Stamford, CT 06904	
Zz Ginton Avence, Stamold, Of 00004	
	Openmental District Kingeren
Congressional District, if known:	Congressional District, <i>if known</i> :
6. Federal Department/Agency:	7. Federal Program Name/Description:
U.S. Department of HUD	
	CFDA Number, <i>if applicable</i> :
8. Federal Action Number, if known:	9. Award Amount, <i>if known</i> :
	\$ 750,000 estimated
10. a. Name and Address of Lobbying Registrant	b. Individuals Performing Services (including address if
(if individual, last name, first name, MI):	different from No. 10a)
	(last name, first name, MI):
21/4	
N/A	
· · · · · · · · · · · · · · · · · · ·	
1. Information requested through this form is authorized by tille 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact	Signature:
upon which reliance was placed by the lier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This	Print Name: Vincent Tufo
information will be available for public inspection. Any person who fails to file the	Title: Executive Director
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.	
	Telephone No.: 203 977-1400 ext 3305 Date: 417 (11
Federal Use Only:	Authorized for Local Reproduction
	Standard Form LLL (Rev. 7-97)

Ann	Annial Statement/Derformance and Evaluation Bonard	Depart			
Capi	Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary	veport n Replacement Hot	sing Factor (CFP/CFP	RHF) Part I: Summary	,
PHA Name:	Ime: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Capital Fund Program Grant No:			Federal
		Replacement Housing Factor Grant No:	Grant No: C1 26-R00/-502-03	03	2002
	☐ Original Annual Statement ☐ Reserve for Disaste ∑ Performance and Evaluation Report for Period Ending: 12/31/2010	[Reserve for Disasters/ Emergencies Ending: 12/31/2010	Kevised Annual Statement (revision no: 7	t (revision no: 7) luation Report	
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost
		Original	Revised	Obligated	Expended
-	Total non-CFP Funds				
7	1406 Operations				
е С	1408 Management Improvements				
4	1410 Administration				
ស	1411 Audit				
ဖ	1415 Liquidated Damages				anna anna
7	1430 Fees and Costs				
ω	1440 Site Acquisition				
თ	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	0
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	77,397	77,397	77,397	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

Capit	Capital Fund Program and Capital Fund Program Rep	m Replacement Hou	placement Housing Factor (CFP/CFPRHF) Part I: Summary	HF) Part I: Summary	
PHA Na	PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number	č		Federal FY of Grant:
		Replacement Housing Factor Grant No:	or Srant No: CT 26-R007-502-03	3	2003
	☐ Original Annual Statement	Reserve for Disasters/ Emergencies	Revised Annual Statement (revision no: 7)	(revision no: 7) Lation Report	
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs			×	
26	Amount of line 21 Related to Energy Conservation Measures				

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Ann Cap	Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary	Report n Replacement Housi	ng Factor (CFP/CFPR	(HF) Part I: Summar	
PHA Name:	ame: STAMFORD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R007 502 04	tt No: CT26R007 502 04		Federal FY of Grant: 2004
	Original Annual Statement Erformance and Evaluation Report for Performance and Evaluation Report for Period Ending: 12/31/2010	ers/ Emergencies	X Revised Annual Statement (revision no: 6 ☐ Final Performance and Evaluation Report	(revision no: 6) Lation Report	
Line No.	Summary by Development Account	Total Estimated Cost	ated Cost		Total Actual Cost
		Original	Revised	Obligated	Expended
-	Total non-CFP Funds				
2	1406 Operations				
ო	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
9	1415 Liquidated Damages				
7	1430 Fees and Costs				
ω	1440 Site Acquisition				
6	1450 Site Improvement				
10	1460 Dwelling Structures				
÷	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 Collaterization 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				

Ann	Annual Statement/Performance and Evaluation Report	Report				Γ
Cap	Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary	m Replacement Hou	sing Factor (CFP/CFPR	(HF) Part I: Summary		
PHA Name:	ame: STAMFORD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No:			Federal	
		Replacement Housing Factor G	Replacement Housing Factor Grant No: CT26R007 502 04		2004	
	☐ Original Annual Statement ☐ Reserve for Disaster X Performance and Evaluation Report for Period Endinor 12(31/2010	Disasters/ Emergencies	Revised Annual Statement (revision no: 6)	(revision no: 6)		
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Fynandad	
23	Amount of line 21 Related to Section 504 compliance			2000		
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					Τ
	Measures					
]
Signatt	Signature of Executive Director		Signature of Public Housing Director	ng Director	Date	
	C	col 22/11				

Ann Cap	լտևլ	valuation R nd Program	eport Replacement Hou	Ising Factor (CFP/CFPF	KHF) Part I: Summary	
PHA Name:	ame: Housing Authority of the City of Stamford	<u> </u>	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	lo: Grant No: CT 26-R007-502-05)5	Federal FY of Grant: 2005
	Original Annual Statement Criginal Annual Statement Performance and Evaluation Report for Period Ending: 12/31/2010	Reserve for Dis Ending: 12/31/2	Reserve for Disasters/ Emergencies Ending: 12/31/2010	Revised Annual Statement (revision no: 5	t (revision no: 5) uation Report	
Line No.	Summary by Development Account			Total Estimated Cost		Total Actual Cost
			Original	Revised	Obligated	Expended
-	Total non-CFP Funds				× · · · ·	
2	1406 Operations				an dia kaominina dia kaomin	
ო	1408 Management Improvements					
4	1410 Administration					
£	1411 Audit					
9	1415 Liquidated Damages					
7	1430 Fees and Costs					
ω	1440 Site Acquisition					
თ	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonexpendable	e e				
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 Collaterization or Debt Service					
20	1502 Contingency					•
21	Amount of Annual Grant: (sum of lines 2 – 20)	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	mpliance				
:						

Annt Capit	Annual Statement/Performance and Evaluation Repo Capital Fund Program and Capital Fund Program Rep	Report m Replacement Housin	ig Factor (CFP/CFPR	ort placement Housing Factor (CFP/CFPRHF) Part I: Summary		
PHA Na	PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Capital Fund Program Grant No:			Federal FY of Grant:	
		Replacement Housing Factor Grant No:	No: CT 26-R007-502-05	5	CUU2	
	Original Annual Statement	ers/ Emergencies	Revised Annual Statement (revision no: 5)	(revision no: 5)		
	Δ Performance and Evaluation Report for Period Ending: 12/31/2010		JFINAL PERFORMANCE AND EVALUATION REPORT	uation керол		
Line	Summary by Development Account	Total Estimated Cost	ted Cost	Total Act	Total Actual Cost	
		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					
Signatu	Signature of Executive Director		Signature of Public Housing Director	ing Director	Date	
		(c) 22 N				

Grant Capita Capita Replay Replay Ending: 12/31/2010 Image: State of the state o	Capit	Capital Fund Program and Capital Fund Program Rep	am Replacement Hous	placement Housing Factor (CFP/CFPRHF) Part I: Summary	HF) Part I: Summary	
Original Annual Statement Constrained Annual Statement (revision Report for Period Ending: 12/31/2010) Performance and Evaluation Report for Period Ending: 12/31/2010 Total Statement (revision Report for Period Ending: 12/31/2010) Rummary by Development Account Total statement (revision Report for Period Ending: 12/31/2010) Total non-CFP Funds Original Revised Original Revised Proceeding: 12/31/2010 Total non-CFP Funds Original Revised Revised 1408 Observations 1410 Administration 1411 Audit 1415 Liquidated Damages 1416 Stie Acquisition 1415 Liquidated Damages 1420 Stee and Costs 1430 Files and Costs 14455 Liquidated Damages 14455 Liquidated Damages 14450 Stee Improvement 14450 Stee Improvement 14450 Stee Improvement 14450 Stee Improvement 14450 Stee Improvement 14450 Stee Improvement <th>PHA Nar</th> <th>ne: HOUSING AUTHORITY OF THE CITY OF STAMFORD</th> <th>Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Gra</th> <th>ant No: CT 26-R007-502-06</th> <th></th> <th>Federal FY of Grant: 2006</th>	PHA Nar	ne: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Gra	ant No: CT 26-R007-502-06		Federal FY of Grant: 2006
Summary by Development Account Total Estimated Cost Cotal non-CFP Funds Original Revised Total non-CFP Funds Original Revised Total non-CFP Funds Original Revised 1406 Operations Original Revised 1410 Administration 1410 Administration Provements Provements 1411 Audit 1411 Audit Provements Provements Provements 1416 Diguidated Damages 1416 Site Improvements Provements Provements Provements 1416 Site Acquisition 1436 Site Improvement Provements Provements Provements 1465 Nondwelling Equipment – Nonexpendable 1465 Site Mondwelling Equipment for Annodwelling Equipment activities Provement for Annodwelling Equipment for Annod Activities Provement for Annod Activities 1475 Nondwelling Equipment for Work Demonstration Provement for Annod Activities Provement for Annod Activities Provement for Annod Activities 1475 Contingerory Provement for Annod Former for Activities Provement for Annod Activities Provement for Annod Activities 1475 Contingerory Prover Activities Provement for Annod Act		Driginal Annual Statement CRESERVE for Stormance and Evaluation Report for Period Ending: 12	rs/ Emergencies	Revised Annual Statement (i	revision no: 4) ation Report	
Interference Original Revised Total non-CFP Funds Total non-CFP Funds Revised 1406 Operations 1406 Operations Revised Name 1410 Administration 1410 Administration Revised Name 1411 Audit 1411 Audit Name Name Name 1411 Audit 1411 Audit Name Name Name 1411 Audit 1415 Liquidated Damages Name Name Name 1413 Diste Acquisition 1410 Site Acquisition Name Name Name 14140 Site Acquisition 1410 Site Acquisition Name Name Name 1415 Diste Improvement 1410 Site Acquisition Name Name Name 1450 Site Improvement 1450 Site Improvement Name Name Name Name 1450 Site Improvement 1450 Site Improvement Name Name Name Name 1450 Nondwelling Equipment—Nonexpendable 1470 Nondwelling Equipment Name Name Name Nam 14751 Nondwelling Equipment		Summary by Development Account		mated Cost		Total Actual Cost
Total non-CFP EurodsTotal non-CFP EurodsItem controls1406 Operations1406 Operations1400 Management Improvements1400 Management Improvements1410 Administration1410 Administration1410 Administration1410 Administration1411 Audit1415 Liquidated Damages1410 Administration1410 Administration1410 Administration1415 Liquidated Damages1410 Administration1410 Administration1410 Administration1410 Administration1416 Stip Administration1430 Fees and Costs1440 Stip Acquisition1440 Stip Administration1440 Stip Administration1446 Stip Mondwelling Structures1440 Stip Administration1440 Stip Administration1440 Administration1440 Administration1446 Stip Mondwelling Equipment1440 Administ Structures1440 Administration1440 Administration1440 Administration1448 Demolition1490 Replacement Reserve471,410471,4101<140			Original	Revised	Obligated	Expended
1406 Operations 1406 Operations 1406 Management Improvements 1410 Administration 1410 Administration 1410 Administration 1411 Audit 1410 Administration 1415 Liquidated Damages 1410 Administration 1415 Liquidated Damages 1410 Administration 1415 Liquidated Damages 1416 Liquidated Damages 1430 Files and Costs 1420 Site Improvement 1445 Site Improvement 1440 Site Acquisition 1445 Site Improvement 1440 Site Acquisition 1445 Site Improvement 1445 Site Improvement 1446 Site Inforovement 1446 Site Acquisition 1446 Site Inforovement 1446 Site Acquisition 1447 Nondwelling Equipment–Nonexpendable 1447 Nondwelling Equipment–Nonexpendable 1447 Nondwelling Equipment–Nonexpendable 1447 Nondwelling Equipment–Nonexpendable 1448 Spenolifing Equipment–Nonexpendable 1447 Nondwelling Equipment–Nonexpendable 1448 Spenolifing Equipment–Nonexpendable 1447 None 1448 Spenolifing Equipment – Nonexpendable 1447 None 1448 Spenolifing Equipment – Nonexpendable 1448 Spenolifing Equipment – Nonexpendable 1448 Devoling to Work Demon	~	Total non-CFP Funds				
1408 Management Improvements 1406 Management Improvements 1410 Administration 1410 Administration 1410 Administration 1410 Administration 1411 Audit 1411 Audit 1416 Liquidated Damages 1416 Liquidated Damages 1415 Liquidated Damages 1400 Exter Damages 1416 Exter Damages 1430 Frees and Costs 1440 Site Acquisition 1440 Site Acquisition 1450 Site Improvement 1460 Dwelling Equipment-Nonexpendable 1460 Dwelling Equipment 1455 Site Improvement 1460 Dwelling Equipment-Nonexpendable 1460 Dwelling Equipment 1460 Pwelling Equipment 1465 Dwelling Equipment 1470 Nondwelling Equipment 1460 Pwelling Equipment 1470 Pwelling Equipment 1465 Site Improvement 1470 Nondwelling Equipment 1471 Al0 171,410 1 1492 Moving to Work Demonstration 471,410 471,410 1 1 1 1495 Drevelopment Activities 471,410 471,410 1 1 1	2	1406 Operations				
1410 Administration 1410 Administration 1410 Administration 1411 Audit 1411 Audit 1411 Audit 1415 Liquidated Damages 1410 Ether and Costs 1410 Ether and Costs 1430 Fees and Costs 1430 Fees and Costs 1430 Fees and Costs 1430 Fees and Costs 1440 Site Acquisition 1450 Site Improvement 1450 Presling Structures 1450 Presling Structures 1455 1 Dwelling Equipment–Nonexpendable 1460 Presente 1460 Presente 1460 Presente 1475 Nondwelling Equipment 1470 Nondwelling Equipment 1470 Nondwelling Equipment 1470 Nondwelling Equipment 1475 Nondwelling Equipment 1490 Replacement Reserve 1490 Replacement Reserve 1490 Preplacement Reserve 1490 Replacement Reserve 471,410 471,410 1471,410 1495 Orelingerov 471,410 471,410 1700 Nondwelling Structures	3	1408 Management Improvements				
1411 Audit 1412 Site and Costs 1412 Site improvement 1412 Site improvement 1416 Site improvement 1417 Site improvement 1411 Site improvement 1411 Site improvement	4	1410 Administration				
1415 Liquidated Damages 1415 Liquidated Damages 1430 Fees and Costs 1430 Fees and Costs 1440 Site Acquisition 1440 Site Acquisition 1440 Site Improvement 1460 Luces 1450 Site Improvement 1460 Luces 1460 Dwelling Equipment–Nonexpendable 1460 Luces 1470 Nondwelling Structures 1470 Nondwelling Structures 1475 Nondwelling Equipment 1470 Nondwelling Structures 1475 Nondwelling Equipment 1470 Nondwelling Structures 1475 Nondwelling Equipment 1470 Nondwelling Structures 1485 Demolition 1485 Nondwelling Equipment 1485 Demolition 1490 Nork Demonstration 1490 Replacement Reserve 471,410 1495 Development Activities 471,410 1501 Collaterization or Debt Service 1502 Contingency 1502 Contingency 471,410 1502 Contingency 471,410	5	1411 Audit				
1430 Fees and Costs 1430 Fees and Costs 1440 Site Acquisition 1440 Site Improvement 1460 Emprovement 1460 Site Improvement 1465.1 Dwelling Structures 1460 Dwelling Structures 1460 Emprovement 1465.1 Dwelling Structures 1460 Emprovement 1460 Emprovement 1465.1 Dwelling Equipment–Nonexpendable 1470 Nondwelling Structures 1460 Emprovement 1470 Nondwelling Equipment 1470 Nondwelling Equipment 1470 Emprovement 1470 Nondwelling Equipment 1470 Emprovement 1480 Emprovement 1485 Demolition 1480 Emprovement Reserve 1490 Emprovement Reserve 1490 Emprovement Reserve 1490 Replacement Reserve 471,410 471,410 1700 Emprovement 1492 Dovelopment Activities 471,410 1700 Emprovement 1700 Emprovement 1501 Collaterization or Debt Service 1501 Contingency 1700 Emprovement 1700 Emprovement 1502 Contingency 1502 Contingency 471,410 1700 Emprovement 1700 Emprovement	9	1415 Liquidated Damages				
1440 Site Acquisition 1440 Site Acquisition 1450 Site Improvement 1465 Improvement 1460 Dwelling Structures 1465.1 Dwelling Equipment-Nonexpendable 1470 Nondwelling Structures 1470 Nondwelling Structures 1470 Nondwelling Equipment 1470 Nondwelling Structures 1470 Nondwelling Equipment 1470 Nondwelling Equipment 1470 Nondwelling Equipment 1470 Nondwelling Equipment 1470 Nondwelling Equipment 1470 Nondwelling Equipment 1485 Demolition 1485 Demolition 1490 Replacement Reserve 471,410 1492 Moving to Work Demonstration 471,410 1495 I Relocation Costs 471,410 1495 Development Activities 471,410 1501 Collaterization or Debt Service 471,410 1502 Contingency 471,410	7	1430 Fees and Costs				
1450 Site Improvement 1450 Site Improvement 1460 Dwelling Structures 1460 Dwelling Structures 1465.1 Dwelling Equipment–Nonexpendable Percense 1470 Nondwelling Equipment Nondwelling Structures 1475 Nondwelling Equipment Percense 1475 Nondwelling Equipment Percense 1475 Nondwelling Equipment Percense 1475 Nondwelling Equipment Percense 1485 Demolition Percense 1490 Replacement Reserve Percense 1492 Development Activities 471,410 1499 Development Activities 471,410 1501 Collaterization or Debt Service Percense 1502 Contingency Panount of Annual Grant: (sum of lines 2 - 20)	ω	1440 Site Acquisition				
1460 Dwelling Structures 1460 Dwelling Structures 1465.1 Dwelling EquipmentNonexpendable P 1475 Nondwelling Structures P 1485 Demolition P 1490 Replacement Reserve P 1490 Development Activities P 1499 Development Activities P 1499 Development Activities P 1501 Collaterization or Debt Service P 1502 Contingency P 1502 Contingency P 1502 Contingency P 1502 Contingency P <td>ത</td> <td>1450 Site Improvement</td> <td></td> <td></td> <td></td> <td></td>	ത	1450 Site Improvement				
1465.1 Dwelling EquipmentNonexpendable 1465.1 Dwelling Equipment 1470 Nondwelling Structures 1470 Nondwelling Equipment 1475 Nondwelling Equipment 1475 Nondwelling Equipment 1475 Nondwelling Equipment 1475 Nondwelling Equipment 1475 Nondwelling Equipment 1475 Nondwelling Equipment 1485 Demolition 1485 Demolition 1485 Demolition 1485 Demolition 1485 Demolition 1485 Demolition 1490 Replacement Reserve 1490 Performent Reserve 1492 Moving to Work Demonstration 471,410 1493 Development Activities 471,410 1501 Collaterization or Debt Service 1502 Contingency 1502 Contingency 471,410 Amount of Annual Grant: (sum of lines 2 - 20) 471,410	10	1460 Dwelling Structures				
1470 Nondwelling Structures 1475 Nondwelling Structures 1475 Nondwelling Equipment 1475 Nondwelling Equipment 1485 Demolition 1485 Demolition 1490 Replacement Reserve 1492 Moving to Work Demonstration 1492 Moving to Work Demonstration 471,410 1492 Development Activities 471,410 1501 Collaterization or Debt Service 1502 Contingency 1502 Contingency 471,410 Amount of Annual Grant: (sum of lines 2 - 20) 471,410	11	1465.1 Dwelling Equipment—Nonexpendable				
1475 Nondwelling Equipment 1475 Nondwelling Equipment 1485 Demolition 1485 Demolition 1485 Demolition 1490 Replacement Reserve 1490 Replacement Reserve 2000 Replacement Reserve 1490 Replacement Reserve 2000 Replacement Reserve 1490 Replacement Reserve 2471,410 1495 I Relocation Costs 271,410 1499 Development Activities 271,410 1501 Collaterization or Debt Service 271,410 1502 Contingency 270,000 Amount of Annual Grant: (sum of lines 2 - 20) 271,410	12	1470 Nondwelling Structures				
1485 Demolition 1485 Demolition 1490 Replacement Reserve 1490 Replacement Reserve 1492 Moving to Work Demonstration 471,410 1495 1 Relocation Costs 471,410 1495 0 evelopment Activities 471,410 1501 Collaterization or Debt Service 1502 Contingency Amount of Annual Grant: (sum of lines 2 - 20) 471,410	13	1475 Nondwelling Equipment				
1490 Replacement Reserve 1490 Replacement Reserve 1492 Moving to Work Demonstration 1492 Moving to Work Demonstration 1495.1 Relocation Costs 471,410 1495.0 Evelopment Activities 471,410 1501 Collaterization or Debt Service 1502 Contingency 1502 Contingency 471,410 Amount of Annual Grant: (sum of lines 2 – 20) 471,410	14	1485 Demolition				
1492 Moving to Work Demonstration 1492 Moving to Work Demonstration 1495.1 Relocation Costs 471,410 471,410 1499 Development Activities 471,410 471,410 1501 Collaterization or Debt Service 1502 Contingency 471,410 Amount of Annual Grant: (sum of lines 2 – 20) 471,410 471,410	15	1490 Replacement Reserve				
1495.1 Relocation Costs 471,410 471,410 1499 Development Activities 471,410 471,410 1501 Collaterization or Debt Service 1502 Contingency 471,410 Amount of Annual Grant: (sum of lines 2 – 20) 471,410 471,410	16	1492 Moving to Work Demonstration				
1499 Development Activities 471,410 471,410 1501 Collaterization or Debt Service 1502 Contingency 471,410 1 Amount of Annual Grant: (sum of lines 2 – 20) 471,410 471,410 1	17	1495.1 Relocation Costs				
1501 Collaterization or Debt Service 1502 Contingency 471,410 Amount of Annual Grant: (sum of lines 2 – 20) 471,410 471,410	18	1499 Development Activities	471,410	471,410	471,410	0
1502 Contingency . Amount of Annual Grant: (sum of lines 2 – 20) 471,410 471,410	19	1501 Collaterization or Debt Service				
Amount of Annual Grant: (sum of lines 2 – 20) 471,410 471,410 471,410	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	22	Amount of line 21 Related to LBP Activities				
23 Amount of line 21 Related to Section 504 compliance	23	Amount of line 21 Related to Section 504 compliance				

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Annu	Annual Statement/Performance and Evaluation Keport	керог				
Capit	Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary	n Replacement Housi	ng Factor (CFP/CFPR	HF) Part I: Summary		
PHA Nai	PHA Name: HOUSING AUTHORITY OF THE CITY OF	Grant Type and Number			Federal FY of Grant:	<u> </u>
	STAMFORD	Capital Fund Program Grant No:				
		Replacement Housing Factor Grant No:	nt No: CT 26-R007-502-06	(0	2002	
	Original Annual Statement	Reserve for Disasters/ Emergencies \square	🔀 Revised Annual Statement (revision no: 4)	(revision no: 4)		
<u>п.</u> 	Z Performance and Evaluation Report for Period Ending: 12/31/2010		Final Performance and Evaluation Report	ation Report		
Line	Summary by Development Account	Total Estimated Cost	lated Cost		Total Actual Cost	
No.						
		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					
Signatu	Signature of Executive Director		Signature of Public Housing Director	ng Director	Date	
	L X X I Le	C2 M				
	3					

Ann	Annual Statement/Performance and Evaluation Deport	Donort			
Capi	Capital Fund Program and Capital Fund Program R	n Replacement Hous	ing Factor (CFP/CFP	<pre>cent cont cont cont cont (cfp/cfpRHF) part l: Summary</pre>	
PHA Name:	ame: HOUSING AUTHORITY OF THE CITY OF	Grant Type and Number			Federal FY of Grant:
	SIAMFORU	Capital Fund Program Grant No: Replacement Housing Factor Grant No:	ant No: CT 26-R007-502-07	07	2007
DĀ	☐ Original Annual Statement ☐ Reserve for Disaste X Performance and Evaluation Report for Period Ending: 12/31/2010	Reserve for Disasters/ Emergencies Ending: 12/31/2010	l'ŝ d	t (revision no: 3)	
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost
		Original	Revised	Oblinated	Ехнандал
~	Total non-CFP Funds			~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	rypellaca
2	1406 Operations				
e	1408 Management Improvements				
4	1410 Administration				
S.	1411 Audit				
9	1415 Liquidated Damages				
7	1430 Fees and Costs				
ω	1440 Site Acquisition				
ი	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		n		
18	1499 Development Activities	415,707	415,707	415.707	0
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	415,707	415,707	415,707	0
52	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

PHA Name: HC S	PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD			сариат гили гтоугалт али сариат гили гтоугалт кергаселлент поизлоу гаског (сгр/сгркит) галт. Зилллагу	
		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	tt No: CT 26-R007-502-07	2	Federal FY of Grant:
□ Original ⊠ Performa	☐ Original Annual Statement ☐ Reserve for Disaste X Performance and Evaluation Report for Period Ending: 12/31/2010	rs/ Emergencies	Revised Annual Statement (revision no: 3) Final Performance and Evaluation Report	(revision no: 3) Jation Report	
Line Summ No.	Summary by Development Account	Total Estimated Cost	ated Cost	-	Total Actual Cost
		Original	Revised	Obligated	Expended
24 Amour	Amount of line 21 Related to Security – Soft Costs				
25 Amour	Amount of Line 21 Related to Security – Hard Costs				
26 Amour	Amount of line 21 Related to Energy Conservation				
Measures	ures				



Ann	Annual Statement/Performance and Evaluation Report	ion Report			
Capi	Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary	gram Replacement Hou	Ising Factor (CFP/CFPR	HF) Part I: Summary	
PHA Name:	ame: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	lo: Grant No: CT 26-R007-502-08	ω	Federal FY of Grant:
	Original Annual Statement Criginal Annual Statement Performance and Evaluation Report for Period Ending: 12/31/2010	Reserve for Disasters/ Emergencies Ending: 12/31/2010	Revised Annual Statement (revision no: 2)	(revision no: 2) tation Report	
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost
		Original	Revised	Obligated	Expended
,	Total non-CFP Funds			>	
2	1406 Operations				
3 S	1408 Management Improvements				
4	1410 Administration				
ъ	1411 Audit				
9	1415 Liquidated Damages				
7	1430 Fees and Costs				
ω	1440 Site Acquisition				
თ	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling EquipmentNonexpendable				
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 Collaterization 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	0			

Anni	Annual Statement/Performance and Evaluation Repo	Report				
Capi	Capital Fund Program and Capital Fund Program Rep	m Replacement Housing	J Factor (CFP/CFPR	placement Housing Factor (CFP/CFPRHF) Part I: Summary	1	
PHA N	PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Capital Fund Program Grant No:			Federal FY of Grant:	
		Replacement Housing Factor Grant No:	o: CT 26-R007-502-08	ω	2000	
	Original Annual Statement	rrs/ Emergencies	🔀 Revised Annual Statement (revision no: 2)	(revision no: 2)		
	$\overline{ imes}$ Performance and Evaluation Report for Period Ending: 12/31/2010		inal Performance and Evalu	uation Report		
Line No.	Summary by Development Account	Total Estimated Cost	ed Cost		Total Actual Cost	
		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		-	ALAMAMANA AMI'N SAN, YAYA KU		
Signatu	Signature of Executive Director		Signature of Public Housing Director	ng Director	Date	
	C	122/1				

422/11

Housing Authority of the City of Stamford d/b/a Charter Oak Communities Capital Fund Program RHF Annual Statement

Ann	Annual Statement/Performance and Evaluation Report	Report			
Cap		n Replacement Hou	Ising Factor (CFP/CFPR	RHF) Part I: Summary	/
Fub Malle.	STAMFORD	Grant Type and Number Capital Fund Program Grant No: Reolacement Housing Factor Grant No:	lo: Grant No: CT 26-R007-502-09	6	Federal FY of Grant:
	Original Annual Statement Derformance and Evaluation Report for Deriod Ending: 12/10/10	Reserve for Disasters/ Emergencies	Revised Annual Statement (revision no: 2	t (revision no: 2)	
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost
		Original	Revised	Ohlinated	Evnondod
	Total non-CFP Funds			Chilgared	naniiady
7	1406 Operations				
ო	1408 Management Improvements				
4	1410 Administration			Andrea	
ഹ	1411 Audit				
9	1415 Liquidated Damages				
7	1430 Fees and Costs				
ω	1440 Site Acquisition				
თ	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling EquipmentNonexpendable				
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	U
19	1501 Collaterization or Debt Service				D
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				

			. (ح			7					
		Federal FY of Grant:		2009		ual Cost	Evnended				Date	
	SHF) Part I: Summary			60	t (revision no: 2)	uation report Total Actual Cost	Ohlinated				ing Director	
	sing Factor (CFP/CFPF			ant No: CT 26-R007-502-09	Revised Annual Statement (revision no: 2)	Total Estimated Cost	Revised				Signature of Public Housing Director	
	im Replacement Hous	Grant Type and Number	Capital Fund Program Grant No:	Replacement Housing Factor Grant No:	Reserve for Disasters/ Emergencies		Original					1 22
Annual Statement/Performance and Evaluation Bonort	Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary	PHA Name: HOUSING AUTHORITY OF THE CITY OF	STAMFORD		□ Original Annual Statement □ □ Reserve for Disast	Summary by Development Account		Amount of line 21 Related to Security – Soft Costs	Amount of Line 21 Related to Security – Hard Costs	Amount of line 21 Related to Energy Conservation Measures	Signature of Executive Director Date	
Annu	Capit	PHA Nat				Line No.		24	25	26	Signatur	

Anr Cap	Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary	Report n Replacement Hous	ing Factor (CFP/CFPR	(HF) Part I: Summary	
PHA	PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	ant No: CT 26-R007-501-10	0	Federal FY of Grant:
	☐ Original Annual Statement ☐ Reserve for Disaste X Performance and Evaluation Report for Period Ending: 12/31/2010	rrs/ Emergencies	Revised Annual Statement (revision no: 1 Final Performance and Evaluation Report	(revision no: 1) uation Report	
No.	Summary by Development Account	Total Esti	Total Estimated Cost		Total Actual Cost
		Original	Revised	Obligated	Expended
<u>. </u>	Total non-CFP Funds				
2	1406 Operations				
ŝ	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
9	1415 Liquidated Damages				
7	1430 Fees and Costs				
ω	1440 Site Acquisition				
ი	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
4	1485 Demolition				i i ja i i i i i i i i i i i i i i i i i
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
2	1499 Development Activities	150,655	150,655	150,655	0
19	1501 Collaterization 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				

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1								Т	Τ		٦	
		Eadard EV of Const.		2010		lal Cost	Evnondod					Date
	2HF) Part I: Summary			0	(revision no: 1)	uation Keport Total Actual Cost	Ohlinated	53550120				ing Director
	sing Factor (CFP/CFPF			ant No: CT 26-R007-501-10	Revised Annual Statement (revision no: 1)	Total Estimated Cost	Revised					Signature of Public Housing Director
	i Report am Replacement Hous	Grant Type and Number	Capital Fund Program Grant No: Replacement Housing Earth Canad	Replacement Housing Factor Grant No:	Reserve for Disasters/ Emergencies		Original				· · · · · · · · · · · · · · · · · · ·	all all
	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		Original Annual Statement Creation For Deviced Evaluation 12/24/2040	Summary by Development Account		Amount of line 21 Related to Security – Soft Costs	Amount of Line 21 Related to Security – Hard Costs	Amount of line 21 Related to Energy Conservation Measures		Signature of Executive Director Date
	Annu Capit	PHA Nan				Line No.		24	25	26		Signatur

Ann Capi	Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary	n Report am Replacement Hou	sing Factor (CFP/CFPR	HF) Part I: Summary	
PHA Name:	ame: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	lo: Grant No: CT 26-R007-502-10	0	Federal FY of Grant: 2010
	Original Annual Statement Criginal Annual Statement For Disaste Performance and Evaluation Report for Period Ending: 12/31/2010	Reserve for Disasters/ Emergencies Ending: 12/31/2010	Revised Annual Statement (revision no: 1 Final Performance and Evaluation Report	(revision no: 1) Jation Report	
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost
		Original	Revised	Obligated	Expended
~	Total non-CFP Funds				
2	1406 Operations				
ო	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
9	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
6	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	146,135	146,135	146,135	0
19	1501 Collaterization 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				
33	Amount of line 21 Related to Section 504 compliance				

	-) Part I: Summary	Federal FY of Grant:	2010		Total Actual Cost	Obligated Froended				Director Date	
Report	I Replacement Housing Factor (CFP/CFPR	Grant Type and Number	Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT 26-R007-502-10	ters/ Emergencies X Revis	Total Estim	Original Revised				Signature of Public Housing Director	22).
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		☐ Original Annual Statement ☐Reserve for Disast ☐ Performance and Evaluation Report for Period Ending: 12/31/2011	Line Summary by Development Account No.		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	C C

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.

00	licaulo	
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

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
1,531,708	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. <u>Plan and Obligation/Expenditure Status</u>

1. PHA Agency Plan

The Housing Authority of the City of Stamford has submitted its <u>Annual</u> <u>Plan for Fiscal Year 2010</u>. 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. <u>RHF Funding Years Proposed for Palmer Square</u>

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
- 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

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

1.

Benedule	
13. Select Architect/Engineer	11/09
14. Complete Design Development	3/10
15. Secure Site Control	4/09
16. Submit Rental Term Sheet to HUD	6/10 (Development Proposal)
17. Obtain Land Use Approvals	2/10
18. Procure Development Partners	12/09
19. Secure Financing Commitments	12/09
20. Complete Plans and Specifications	6/10
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

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
463,103	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 <u>2010 Unit Total Development Cost Limits</u> 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. <u>Plan and Obligation/Expenditure Status</u>

I. PHA Agency Plan

The Housing Authority of the City of Stamford has submitted its <u>Annual</u> <u>Plan for Fiscal Year 2010</u>. 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. <u>RHF Funding Years Proposed for Palmer Square</u>

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