

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0 PHA Information
PHA Name: **Housing Authority of the City of Stamford** PHA Code: **CT-07**
PHA Type: Small High Performing Standard HCV (Section 8)
PHA Fiscal Year Beginning: **July 1, 2012**

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
Number of PH units: **503** Number of HCV units: **1,343**

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

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

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

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

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

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

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

See Attachment A

PHA Plan Update

6.0

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

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 6/30/2012

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

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

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

The Authority does not anticipate a Choice Neighborhood application during FYE 2013.

Based on a review of RAD and analysis of PIH Admin Notice 12-7, the COC may move forward on refinancing for one or more of our remaining federal developments. The priorities in sequence are Stamford Manor, Ursula Park Townhouses, Connecticut Avenue, Lawn Avenue Townhouses, Sheridan Mews and our scattered sites. . Any refinancing program that the COC determines to move forward on during FYE 2013 will require an application under 24 CFR 970.17.

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

7.0

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

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

PROJECT-BASED VOUCHER HAP LIST

Existing Utilization

Fairfield Commons:	13	Clinton Manor	88
Quntard Mano	60	Post House	50
Taylor Street	10	Fairgate	<u>22</u>
		TOTAL	243

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

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

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

Need: Shortage of affordable housing for all eligible populations

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

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

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

9.1

- a. Apply for additional section 8 units should they become available
- b. Leverage affordable housing resources in the community through the creation of mixed - finance housing
- c. Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- d. Implement Project-based Section 8 Voucher Program consistent with revised statutes.
- e. Amend Section 8 Admin Plan to allow and promote use of project-based vouchers in neighborhoods that are under a comprehensive revitalization and at other mixed-finance developments.

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

- a. Adopt rent policies to support and encourage work

Other Housing Needs & Strategies:

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

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

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

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

See Attachment E

1. 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 7/1/2012 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 request a voluntary conversion of public housing to Section 8 Vouchers.

For this fiscal year, the following actions are NOT to be considered major changes. These matters have been discussed with the RAB as part of the process resulting in the baseline Housing Agency Plan for 2012.

1. Submission of an Allocation Plan for Designated Housing.
2. Submission of an Application for inclusion in the Moving to Work (MTW) Program.
3. Actions to reposition any remaining federal property under the Rental Assistance Demonstration (RAD) Program or through a refinancing that requires disposition to be implemented.
4. 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.
5. Revisions to the ACOP to address program integrity and improve customer service.
6. Decisions to open a waiting list for a specific period of time.
7. Changes in the Capital Plan.

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

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

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

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

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

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

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

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

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

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

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

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

Charter Oak Communities

Major Agency Goals & Objectives

Five Year Rolling Plan

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

A) Asset Management

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

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

Short Term (12 to 24 months)

1. Redesign and implement new resident orientation program using a combination of video and live person presentations that reflects the agency’s Family First Program goals.
2. Update Information Technology (IT) systems for verification of income and program eligibility determinations to identify improvements to tracking systems for meeting third party verification requirements.
3. Develop accessible communication policy and procedures to address both Section 504 and Limited English Proficiency requirements. Continue to train staff on their role and proper practices regarding this and other fair housing guidelines.

4. 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).
5. 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.
6. Seek waiver for annual recertification requirement from Connecticut Housing Finance Agency for selected development sites.
7. Provide staff training on fundamentals of marketing as part of the plan to expand the portfolio.
8. Develop staff capacity to forecast occupancy trends using market data and development specific history.
9. 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.
10. Review the ACOP with staff on a chapter by chapter basis to re-baseline staff practices to established or new policy.
11. Upgrade the rent billing statement system.
12. Continue to reach out to MBE's, WBE's and Section 3 small business while purchasing goods and services.
13. Make rental applications for all programs available on the COC website.
14. Renovate building and move East Side Property Management office.
15. Distribute Emergency Operations Plan to all communities.

Medium Term (25 to 48 months)

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

Long Term (49+ months)

None

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

Short Term (12 to 24 months)

1. Improve and continue to build formal internal reporting system that provides for information required for reporting out on basic program-related performance criteria (Phase I)
2. Design and implement tracking system that can report customer/staff contacts and provides a breakout of contacts in major categories.
3. Finalize upgrade of accounting systems to support project-based budgeting and other HUD asset management requirements and initiatives.
4. Continue improvement of internal controls over accounting system and financial reporting through revised practices and increased security of accounting software.

Medium Term (25 to 48 months)

1. Develop a more advanced internal reporting system that builds on Phase I and integrates operational information with financial information to establish cost efficiency benchmark. Incorporate tracking of Quality Control activities to provide senior staff with operational information on recertification error rates and administrative weaknesses.(Phase II)
2. Create data base of resident email address allowing for the mass communication such as newsletters, emergency communiqués and community events.

Long Term (49+ months)

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

A.3) Improve customer service through more effective use of technology.

Short Term (12 to 24 months)

1. Provide staff training and exposure to the full functionality of the current IT and related information management systems.
2. Make staff available for Webcasts of HUD, CHFA and other training videos.
3. Provide more resident information, forms, etc. on the organization's website.

Medium Term (25 to 48 months)

1. Expand "Pilot": use of digital image storage and archiving of centralized program participant files that can be accessed at site offices.
2. Talk to local cable provider about the possibility of the HACS becoming a "wholesaler" of cable access. This means that the Authority will purchase for resale development-wide access to cable and cable-based internet access.

Long Term (49+ months)

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

A.4) Transition to a site-based management paradigm that includes the use of full use project-based budgets, site-based waiting lists and site-based offices

Short Term (12 to 24 months)

1. Continue implementation of asset based management which means project-based budgets for each property, property based waiting lists and operational reports that provide detail at the site level for work orders, rent collection and other major performance indicators.
2. Expand training to staff on budget management and fiscal accountability requirements, systematically coordinating management operations and finance.
3. Train staff on budget management and fiscal accountability requirements, systematically coordinating management operations and finance.
4. Update tenant charge schedule and revise administrative systems for enforcement of charges.

5. Review the existing COC leases and obtain recommendations for lease format that can work with single program and multiple program properties.
6. Review lease and policy requirements for unit abandonment and/or death of a sole resident.
7. Implement system to allow applicants to access their waiting list status.

Medium Term (25 to 48 months)

1. Review staffing patterns and organizational model for each property to determine if increased assignment of operational functions to the site level and away from the central office is feasible.
2. Prepare and develop site specific management plans for newly acquired private properties in targeted neighborhoods
3. Update development physical needs assessment and projections of short and long term capital needs.

Long Term (49+ months)

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

A.5) Strengthen basic accounting and financial management systems

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

A.6) Maintain security and public safety systems at the highest levels permitted by available funding

Short Term (12 to 24 months)

1. Develop and implement an portfolio-wide security plan.
2. Complete the installation of equipment to integrate multiple sites (both existing and newly developed) into single point of entry monitoring and access control systems.
3. Evaluate existing “concierge” building monitors at the elderly/disabled high-rises as well as use of stipends in light of recent enforcement-related issues identified by IRS on employee/contractor/volunteer issues for non-profit entities.

4. Meet regularly with Stamford Police Department identifying neighborhood safety meetings. Incorporate neighbors from the commercial and market rate housing communities.

Medium Term (25 to 48 months)

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

Long Term (49+ months)

1. Evaluate effectiveness of security technology versus human resources.

B) Development & Redevelopment

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

B.1) Diversify the Housing Portfolio of the agency in terms of types of funding and financing sources; types of housing (family, elderly & supportive); and range of incomes served.

Short Term (12 to 24 months)

1. Implement development process for Vidal Court, a state-aided housing development.
 - a. Complete development of Phase II, off-site development which will utilize accumulated Replacement Housing Factor (RHF) to create LIPH units.
 - b. Obtain funding commitments for Phase III off-site development and commence construction
 - c. Commence and complete temporary relocation of Vidal Court households not permanently relocated prior to target date for demolition
 - 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 and complete abatement and demolition
2. Commence and complete rehab of Clinton Manor and Quintard Manor, two former public housing developments which have been converted to Section 8
3. Obtain funding commitments for a new development to replace Czescik Homes and commence construction
4. Submit applications to HUD for the disposition of remaining, original Low-Income Public Housing (LIPH) developments, and if approved, submit applications to HUD for replacement Section 8 vouchers in a number equivalent to the number of LIPH units approved for disposition
5. 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 of 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 IV, and V
3. Identify existing multi-family housing development suitable for acquisition
4. If appropriate, initiate predevelopment activities concerning replacement of a senior housing development
5. Review and update COC Preventive Maintenance programs to maintain new and modernized systems in each development in the COC portfolio.
6. In coordination with PNA updates, acquire a database for each property of quantities used for cost estimating
7. Integrate Preventive Maintenance into work order system so that the work order system can generate scheduled maintenance work orders.
8. Digitize and inventory all plans to all developments
9. Review existing materials on file at the COC and determine which information should be saved for library
10. Obtain software system that will track maintenance records and be able to plan for extraordinary maintenance.
11. Develop an Integrated Pest Management (IPM) plan
12. Assure the most cost effective approach to unit turnover.
13. Develop a Small Business Program for outsourcing vacancy turnover. Link this program as a business incubator for Section 3 compliance issues and as a source of individuals and firms that can be used by contractors on larger assignments for them to meet Affirmative Action and Section 3 goals.

Long Term (49+ months)

1. Research available expiring use properties in Stamford and/or acquire an expiring LIHTC, 221(d), Section 236 development or other expiring affordable housing development
2. Investigate opportunities for merger, partnership, and/or provision of consulting services to other Connecticut housing authorities

C) Leased Housing Programs

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

1. 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.
2. As further funding reductions are made to the HCV program, identify best practices, gather data and make Program recommendations.
3. Review and update the Administrative Plan.
4. Implement mail-in recertification for all program participants.
5. Create an internal waiting list for Project Based Voucher participants.
6. 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.
7. 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. 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. Design and execute a Financial Education Program with service partners to improve level of financial literacy of residents in all assisted housing programs.
2. Formulate Strategic Partnerships with key provider partners and local institutions to leverage Authority resources and mission.
3. 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. Refine 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. Form non-controlled affiliate to compete for work in private sector and undertake activities outside of Stamford geographical area.
4. Train staff of all affiliated entities on conflict of interest and professional corporate conduct. Develop internal controls mechanisms to identify potential conflict situations that may arise for appropriate review by legal counsel and Board of Commissioners.

Medium Term (25 to 48 months)

1. Form one or more single purpose entity to support Authority redevelopment efforts consistent with the rationale developed in #2 above.
2. Develop and grow 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, form 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. Update 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 such as cross-training which provide tools for mentoring and developing employees.
4. Build a purchasing process which provides balances cost against administrative burden to assure maximum value for each dollar spent by the Authority.
5. Fully implement a document retention policy and begin its implementation Authority-wide.
6. Continue to advance Board development initiatives including Board education and training..
7. Develop language for personnel policy and collective bargaining that makes knowledge of IT systems as they apply to a position a factor in promotions for both union and non-union positions. In the case of union positions, conform this policy to seniority requirements.

Medium Term (25 to 48 months)

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

Long Term (49+ months)

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

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


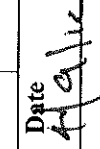
U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-12 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2012 FFY of Grant Approval:	
PHA Name: Housing Authority of the City of Stamford					
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost Revised²	Obligated	Total Actual Cost¹ Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	99,528			
3	1408 Management Improvements	49,764			
4	1410 Administration (may not exceed 10% of line 21)	49,764			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	50,000			
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable	228,586			
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.

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

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

Part I: Summary		FFY of Grant: 2012 FFY of Grant Approval:	
PHA Name: Housing Authority of the City of Stamford	Grant Type and Number Capital Fund Program Grant No: CT 26 P007-501-12 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:) <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	20,000	
20	Amount of Annual Grant: (sum of lines 2 - 19)	497,642	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
			
Date		Date	

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

Part II: Supporting Pages									
PHA Name: Housing Authority of the city of Stamford			Grant Type and Number Capital Fund Program Grant No: CT 26 P007-501-12			Federal FFY of Grant: 2012			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
AMP 2									
Stamford Manor	Concrete, Brick Repair	1460		57,500					
	Sprinkler line replacement	1460		122,500					
AMP 3									
Ursula Park									
Ursula Park Twnhs	Window Replacement	1460		40,000					
Sheridan Mews	Window Replacement	1460		8,586					
HA-Wide	Management Improvements	1408							
	Security			25,000					
	MAPPLAN			20,000					
	Computer upgrades			4,746					

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.

Part II: Supporting Pages		Federal FFY of Grant: 2012								
PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26 P007-501-12					Total Actual Cost		Status of Work	
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories		Development Account No.		Quantity	Total Estimated Cost		Total Actual Cost	
							Original	Revised ¹	Funds Obligated ²	Funds Expended ²
HA-Wide	Administration		1410				49,764			
	Fees & Costs		1430				50,000			
	Architect & Engineering Fees									

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.

Capital Fund Financing Program

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

Part III: Implementation Schedule for Capital Fund Financing Program							
PHA Name: Housing Authority of the City of Stamford							
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹		Federal FFY of Grant: 2012
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date			
AMP 2	9/30/14		9/30/16				
AMP 3	9/30/14		9/30/16				
HA Wide	9/30/14		9/30/16				

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.

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

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

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

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.

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 Capital Fund Financing Program

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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2006	
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-06		FFY of Grant	
Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:		Approval:	
Date of CFFP:					
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 6)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12 /10				<input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Total Actual Cost ¹	Expended
		Original		Obligated	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	227,892	227,892	227,892	227,892
3	1408 Management Improvements	227,892	227,892	227,892	227,892
4	1410 Administration (may not exceed 10% of line 21)	113,946	113,946	113,946	227,892
5	1411 Audit				113,946
6	1415 Liquidated Damages				
7	1430 Fees and Costs	78,000	78,000	78,000	78,000
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	464,729	464,729	464,729	464,729
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	27,000	27,000	27,000	27,000
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

Part I: Summary

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

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

Replacement Housing Factor Grant No:
 Date of CFFP:


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

Type of Grant
 Original Annual Statement
 Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: **12/10**

Summary by Development Account

Line	Description	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	0	0		
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,139,459	1,139,459	1,139,459	1,139,459
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

X Revised Annual Statement (revision no. 6)
 X Final Performance and Evaluation Report

Signature of Executive Director:  Date: **4/9/11**

Signature of Public Housing Director: _____ Date: _____

Expires 4/30/2011

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-06		2006		
Housing Authority of the City of Stamford		CFFP (Yes/No): No				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised ¹	
				Funds Obligated ¹	Funds Expended ¹	
AMP 2						
Stamford Manor	Entrance lobby	1460		278,565.28	273,020	273,020 complete
	Elevator	1460		0	0	0
	504 accessibility	1460		0	0	0
	Roof Replacement	1460		84,538.70	90,084.08	90,084.08 complete
	Sprinkler line replacement	1460		10,000	10,000	10,000 complete
Clinton Manor	Window Replacement	1460		15,710	15,709.90	15,709.90 complete
	Office Renovation	1460		45,137.96	45,137.96	45,137.96 complete
	Domestic Water	1460		29,804	29,804	29,804 complete
Elderly CT 7-5	Unit Turnover	1460		973.06	973.06	973.06 complete
HA-Wide						
	Security Service - Elderly	1408		89,142.13	89,142.13	89,142.13 Complete
	Construction Specialist	1408		24,297.85	24,297.85	24,297.85 Complete
	Computer Software	1408		16,536	16,536	16,536 Complete
	Site Based Accounting	1408		97,916.02	97,916.02	97,916.02 Complete
	ADMINISTRATION	1410		113,946	113,946	113,946
	A & E Fees	1430		78,000	78,000	78,000

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

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

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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2007	
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-07		FFY of Grant	
Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:		Approval:	
Date of CFFP:					
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/10		<input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Summary by Development Account		Total Estimated Cost		Total Actual Cost¹	
Line		Original	Revised²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	196,678	196,678	196,678	196,678
3	1408 Management Improvements	196,678	196,678	196,678	196,678
4	1410 Administration (may not exceed 10% of line 21)	98,339	98,339	98,339	98,339
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	105,000	105,000	105,000	105,000
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	386,697	386,697	386,697	386,697
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	0	0	0	0
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

Expires 4/30/2011

Expires 4/30/2011

Part I: Summary		Expires 4/30/2011	
PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-P007-501-07 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/10		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA		Obligated
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		Expended
19	1502 Contingency (may not exceed 8% of line 20)	0	
20	Amount of Annual Grant: (sum of lines 2 - 19)	983,392	983,392
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

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

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OMB No. 2577-0226

Office of Public and Indian Housing
Capital Fund Financing Program
Expires 4/30/2011

Part II: Supporting Pages

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

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

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

U.S. Department of Housing and Urban Development
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Part III: Implementation Schedule for Capital Fund Financing Program						Federal FFY of Grant: 2007
PHA Name: Housing Authority of the City of Stamford						Reasons for Revised Target Dates ¹
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
AMP 2	9/30/09	9/30/09	9/30/11	12/31/10		
AMP 3	9/30/09	9/30/09	9/30/11	12/31/10		
HA Wide	9/30/09	9/30/09	9/30/11	12/31/10		



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

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part I: Summary		Grant Type and Number		FFY of Grant:
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-08		2008
Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:		FFY of Grant Approval:
		Date of CFFP:		
Type of Grant		<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/10		Revised Annual Statement (revision no: 4)
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated
1	Total non-CFP Funds			Expended
2	1406 Operations (may not exceed 20% of line 21) ³	199,651	199,651	199,651
3	1408 Management Improvements	199,651	199,651	199,651
4	1410 Administration (may not exceed 10% of line 21)	99,826	99,826	99,826
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	30,000	30,000	30,000
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures	439,080	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	5,149.50
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities ⁴			

Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2008	
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-08		FFY of Grant Approval:	
Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:			
Type of Grant		Date of CFFP:		Revised Annual Statement (revision no:)	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/09				<input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation	
Line	Summary by Development Account	Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹ Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	20,000	0		
20	Amount of Annual Grant: (sum of lines 2 - 19)	998,258	998,258	998,258	649,245.04
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
		4/9/11			

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Expires 4/30/2011

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

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

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

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

Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program

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

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)	Federal FFY of Grant: 2008
	Original Obligation End Date	Actual Obligation End Date		
AMP 2	9/30/10			Reasons for Revised Target Dates
AMP 3	9/30/10			
HA Wide	9/30/10	9/30/12		
		9/30/12		
		9/30/12		

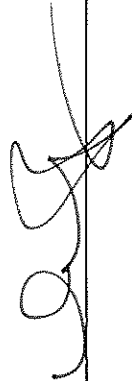
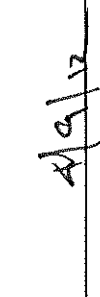
¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-09		FFY of Grant Approval:	
Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:			
Date of CFFP:					
Type of Grant					
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies				X Revised Annual Statement (revision no:3)	
X Performance and Evaluation Report for Period Ending: 12/31/10				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	194,029.99		194,029.99	0
3	1408 Management Improvements	150,883.01		150,883.01	150,883.01
4	1410 Administration (may not exceed 10% of line 21)	114,971		114,971	108,328.01
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	138,826		138,826	49,538.65
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable	531,001		551,001	100,454.61
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 CFF Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-09		FFY of Grant Approval:	
Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:			
Date of CFFP:					
Type of Grant		Original		Obligated	
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies					
X Performance and Evaluation Report for Period Ending: 9/30/10					
Summary by Development Account		Total Estimated Cost		Total Actual Cost¹	
Line	Summary by Development Account	Original	Revised²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	20,000	0	0	0
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,149,711	1,149,711	942,781	276,891.80
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	
				9/9/12	

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

Part II: Supporting Pages		Federal FFY of Grant:						
PHA Name:		2009						
Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26 P007-501-09						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ¹	Funds Expended ¹	
AMP 2								
Stamford Manor	Entrance lobby	1460		30,000	0	0		
	Elevator	1460		75,000	167,630	167,630	13,500	
	504 handicap accessibility	1460		10,000	10,000	10,000		
	Roof Replacement	1460		50,000	0	0		
	Brick Repair (cont.)	1460		335,871	355,871	355,871	86,954.61	
	Sprinkler line replacement (cont.)	1460		0	0	0		
	Sprinkler head replacement	1460		0	0	0		
	Window Replacement	1460		1,000	1,000	1,000		
	Electric Water heaters	1460		1,000	1,000	1,000		
	Replace Electric baseboard 60 units	1460		2,000	2,000	2,000		
	Replace toilets, showerheads, aerators	1460		0	0	0		
	Convert apartment & common area lighting	1460		2,000	0	0		
	Window Replacement in wings	1460		6,000	6,000	6,000		
	Replace Patio walkways in breezeway	1460		0	0			
AMP 3								
Ursula Park								
	Boiler Replacement	1460		3,000	0	0		
	Replace siding	1460		1,000	0	0		
	Stove replacement	1460		1,230	0	0		

	Replace toilets, showerheads, & aerators	1460			3,000	0	0		
	Convert apartment lighting	1460			2,400	0	0		
Lawn Avenue	Replace appliances	1460			1,000	0	0		
	Erosion Control	1460			1,000	0	0		
	Siding Replacement	1460			1,000	0	0		
Sheridan Mews	Boiler Replacement	1460			1,000	7,500	7,500		
	Replace Toilets, Showerheads	1460			2,200	0	0		
	Convert apartment lighting	1460			1,300	0	0		
Scattered Sites	New Roof	1460			0	0	0		
HA-Wide	MANAGEMENT IMPROVEMENTS	1408							
	Modernization Construction Specialist				65,145	65,145	65,145	65,145	Complete
	New Phone System				5,000	5,000	5,000	5,000	Complete
	Computer Software				19,826	19,826	19,826	19,826	Complete
	Police Patrols				25,000	25,000	25,000	25,000	Complete
	MAPPLAN				35,912.01	35,912.01	35,912.01	35,912.01	Complete
	ADMINISTRATION	1410			114,971	114,971	114,971	108,328.01	
	FEES & COSTS	1430							
	Architect & Engineer Fees				138,826	138,826	138,826	49,538.65	

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

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

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1957, as amended.

Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval:	
PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26-S007-501-09 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant Original Annual Statement X Performance and Evaluation Report for Period Ending: 12/10 <input type="checkbox"/> Reserve for Disasters/Emergencies		x Revised Annual Statement (revision no:2) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Revised ²	Total Actual Cost 1 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
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures	1,493,013	1,493,013
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

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

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

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

Part I: Summary		FFY of Grant: 2009	
PHA Name: Housing Authority of the City of Stamford	Grant Type and Number Capital Fund Program Grant No: CT 26-S007-501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	
Type of Grant Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		x Revised Annual Statement (revision no: 2)	
X Performance and Evaluation Report for Period Ending: 12/10		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA		Obligated
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	0	
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,658,903	1,658,903
21	Amount of line 20 Related to LBP Activities		1,023,525.37
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures	73,233	0
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

12/9/10

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHIA Name:		Capital Fund Program Grant No: CT 26-S007-501-09		2009			
Housing Authority of the City of Stamford		CFPP (Yes/No):					
Replacement Housing Factor Grant No:							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised ¹	Funds Obligated ¹	Funds Expended ¹
AMP 2							
Stamford Manor							
	Brick Repair	1460		1,409,790	1,493,013	1,493,013	923,991.37
	Sprinkler Head Replacement	1460		20,000	0	0	0
	Replace toilets, showerheads, aerators	1460		0	0	0	0
	Convert apartment & common area 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	1460		10,000	0	0	0
	Convert apartment lighting	1460		7,723	0	0	0
	Replace stoves	1460		0	0	0	0
	Replace appliances	1460		0	0	0	0
Lawn Ave. Twnhs							
	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.

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

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Stamford				Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)	Original Expenditure End Date	Actual Expenditure End Date	Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date				
AMP 2	3/31/10	3/31/10		4/30/12		
AMP 3	3/31/10	3/31/10		4/30/12		
HA Wide	3/31/10	3/31/10		4/30/12		

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

Expires 4/30/2011

Part I: Summary

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

Grant Type and Number: **Capital Fund Program Grant No: CT 26-P007-501-10**

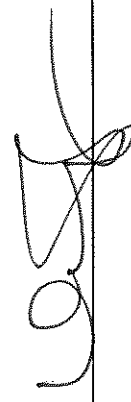

Replacement Housing Factor Grant No: _____

Date of CFFP: _____

FFY of Grant: **2010**

Line	Summary by Development Account	Original	Total Estimated Cost		Total Actual Cost ¹
			Revised ²	Obligated	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	182,800	182,800	182,800	0
3	1408 Management Improvements	91,400	91,400	91,400	0
4	1410 Administration (may not exceed 10% of line 21)	91,400	91,400	91,400	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000	100,000	50,000	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	428,400	428,400	425,270	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2010	
PHA Name:		Capital Fund Program Grant No: CT 26-P007-501-10		FFY of Grant Approval:	
Housing Authority of the City of Stamford		Replacement Housing Factor Grant No:			
Date of CFFP:					
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/10 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Summary by Development Account		X Revised Annual Statement (revision no:1) <input type="checkbox"/> Final Performance and Evaluation Report			
Line		Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹
		Original			Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	20,000	20,000		
20	Amount of Annual Grant: (sum of lines 2 - 19)	914,000	914,000	840,870	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	25,000	25,000		
24	Amount of line 20 Related to Security - Hard Costs	25,000	25,000		
25	Amount of line 20 Related to Energy Conservation Measures	1,700	1,700		
Signature of Executive Director		Signature of Public Housing Director		Date	
					

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

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

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

Part II: Supporting Pages		Grant Type and Number Capital Fund Program Grant No: CT26-P007-501-10		Federal FFY of Grant:		2010		
PHA Name: Housing Authority of the City of Stamford		Development Account No.		Total Estimated Cost		Total Actual Cost		Status of Work
Development Number/PHA- Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised ¹	Funds Obligated ¹	Funds Expended ¹	
AMP 2								
Stamford Manor	Elevator Replacement	1460		125,000	125,000	125,000	0	
	Brick Repair (cont.)	1460		300,270	300,270	300,270	0	In Progress
	Replace Electric baseboard 60 units	1460		1,000	1,000	0	0	
AMP 3								
Ursula Park	Boiler Replacement	1460		1,000	1,000	0	0	
Ursula Park	Replace siding	1460		430	430	0	0	
Lawn Avenue	Replace appliances	1460		500	500	0	0	
Sheridan Mews	Replace Toilets, Showerheads	1460		200	200	0	0	
Scattered Sites	New Roof	1460		0	0	0	0	
HA-Wide	MANAGEMENT IMPROVEMENTS	1408						
	Modernization Construction Specialist			41,400	41,400	41,400	0	
	MAPPLAN			25,000	25,000	25,000	0	
	Police Patrols			25,000	25,000	15,000	0	
	ADMINISTRATION	1410		91,400	91,400	91,400	0	
	FEES & COSTS	1430						
	Architect & Engineer Fees			100,000	100,000	25,000	0	

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

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

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

Part III: Implementation Schedule for Capital Fund Financing Program					Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 2	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.

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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2011	
PHA Name: Housing Authority of the City of Stamford		Capital Fund Program Grant No: CT 26-P007-501-11 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval:	
Type of Grant		Reserve for Disasters/Emergencies		X Revised Annual Statement (revision no: 1)	
Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
X Performance and Evaluation Report for Period Ending: 12/31/11					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	150,000	150,000	150,000	0
3	1408 Management Improvements	75,000	75,000	75,000	0
4	1410 Administration (may not exceed 10% of line 21)	75,000	75,000	75,000	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000	50,000	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	385,061	385,061	183,061	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

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

Part I: Summary		FFY of Grant: 2011	
PHA Name:	Grant Type and Number	FFY of Grant Approval:	
Housing Authority of the City of Stamford	Capital Fund Program Grant No: CT 26 P007-501-11 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies	X Revised Annual Statement (revision no: 1)	
Original Annual Statement	X Performance and Evaluation Report for Period Ending: 12/31/11	Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
		Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	48,000	0
20	Amount of Annual Grant: (sum of lines 2 - 19)	783,061	483,061
21	Amount of line 20 Related to LBP Activities		0
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

9/12

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

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2011						
PHA Name: Housing Authority of the city of Stamford		Capital Fund Program Grant No: CT 26 P007-501-11								
Development Number Name/PHA-Wide Activities		Development Account No.		Quantity						
General Description of Major Work Categories		Development Account No.		Total Estimated Cost						
				Original						
				Revised ¹						
				Funds Obligated ²						
				Funds Expended ²						
				Total Actual Cost						
				Status of Work						
AMP 2										
Stamford Manor	Concrete, Brick Repair	1460			183,061	183,061	0			
	Bathrooms- Toilets, sinks for wings	1460			60,000	60,000	0			
	504 Handicap Accessibility	1460			10,000	10,000	0			
	Sprinkler line replacement	1460			25,000	25,000	0			
AMP 3										
Ursula Park										
	Lawn Ave. Bathrooms—Sinks, toilets, Tubs	1460			100,000	100,000	0			
	Scattered Sites									
	(Soundview) Roof Replacement	1460			7,000	7,000	0			
HA-Wide	Management Improvements	1408								
	Police Patrols				25,000	25,000	25,000	0		
	MAPPLAN				25,000	25,000	25,000	0		
	Computer upgrades				25,000	25,000	25,000	0		

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

² To be completed for the Performance and Evaluation Report.

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

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

Part II: Supporting Pages												
PHA Name: Housing Authority of the City of Stamford		Grant Type and Number Capital Fund Program Grant No: CT 26 P007-501-11 CFPP (Yes/No): Replacement Housing Factor Grant No:					Federal FFY of Grant: 2011					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work				
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²					
HA-Wide	Administration Fees & Costs Architect & Engineering Fees	1410 1430		75,000	75,000	75,000	0					

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

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

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

Part III: Implementation Schedule for Capital Fund Financing Program					Federal FFY of Grant: 2011	
PHA Name: Housing Authority of the City of Stamford						
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Original Expenditure End Date	Actual Expenditure End Date
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
AMP 2	9/30/13		9/30/15			
AMP 3	9/30/13		9/30/15			
HA Wide	9/30/13		9/30/15			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1957, as amended.

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Housing Authority of the City of Stamford CT-7		Locality (City/County & State) Stamford, Connecticut			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY: 2012	Work Statement for Year 2 FFY: 2013	Work Statement for Year 3 FFY: 2014	Work Statement for Year 4 FFY: 2015	Work Statement for Year 5 FFY: 2016
B.	Physical Improvements Subtotal	Annual Statement	228,586	228,586	228,586	228,586
C.	Management Improvements		49,764	49,764	49,764	49,764
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		49,764	49,764	49,764	49,764
F.	Other		70,000	70,000	70,000	70,000
G.	Operations		99,528	99,528	99,528	99,528
H.	Demolition		0	0	0	0
I.	Development		0	0	0	0
J.	Capital Fund Financing – Debt Service		0	0	0	0
K.	Total CFP Funds		497,642	497,642	497,642	497,642
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		497,642	497,642	497,642	497,642

Part I: Summary (Continuation)

PHA Name/Number: Housing Authority of the City of Stamford CT-7		Locality (City/county & State) Stamford, Connecticut			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY: 2012	Work Statement for Year 2 FFY: 2013	Work Statement for Year 3 FFY: 2014	Work Statement for Year 4 FFY: 2015	Work Statement for Year 5 FFY: 2016
		Annual Statement				
	AMP 2					
	Stamford Manor		120,229	120,000	100,000	110,000
	AMP 3					
	Conn. Ave.		0	0	0	30,000
	Lawn Ave.		28,357	10,872	10,000	10,872
	Ursula Park		40,000	97,714	107,714	77,714
	Conn. Common/ Sheridan Mews		30,000	0	10,872	0
	Scattered Sites		10,000	0	0	0

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year Two FFY 2013			Work Statement for Year: Three 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
See	AMP 3			AMP 3		
Annual	Ursula Park			Ursula Park		
Statement	Roof Replacement		5,000	Replace Siding		37,714
	Replace siding		15,000	Roof Replacement		30,000
	Window replacement		10,000	Kitchen Cabinets		10,000
	Kitchen Cabinets/Counterpt		10,000	Window Replacement		20,000
	Lawn Ave			Lawn Ave		
	Landscape, erosion		16,357	Erosion Control		10,872
	Kitchen Replacement		12,000			
	Sheridan Mews/CT Commons			Sheridan Mews/CT Commons		
	Furnace Replacement		5,000	Roof Replacement		0
	Window replacement		12,000			
	Roof Replacement		13,000			
	Scattered Sites			Scattered Sites		
	Window Replacement		10,000	Siding Replacement		0
	CT Ave A & B			Ct Ave A & B		
	Kitchen replacement		0	Kitchen replacement		0
				Bathroom Upgrade		0
	Subtotal of Estimated Cost		\$ 108,357	Subtotal of Estimated Cost		\$ 108,586

Part II: Supporting Pages – Physical Needs Work Statement(s)						
	Work Statement for Year Four FFY 2015			Work Statement for Year: Five FFY 2016		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 2			AMP 2		
	Stamford Manor			Stamford Manor		
	Window Replacement		60,000	Window Replacement		60,000
	Entry doors & Bucks		40,000	Fire Alarm System		30,000
				Refrigerators		20,000
		Subtotal of Estimated Cost		\$100,000	Subtotal of Estimated Cost	

Part II: Supporting Pages – Physical Needs Work Statement(s)						
	Work Statement for Year Four FFY 2015			Work Statement for Year: Five FFY 2016		
	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		47,714	Siding Replacement		57,714
	Kitchen Replacement		30,000	Kitchen Replacement		5,000
	Roof Replacement		20,000	Bathroom replacement		5,000
	Siding Replacement		10,000	Window Replacement		10,000
	Lawn Ave			Lawn Ave		
	Kitchen Replacement		10,000	Kitchen Replacement		10,872
	Bathroom Replacement		0	Bathroom Replacement		0
	Sheridan Mews/CT Commons			Sheridan Mews/CT Commons		
	Roof Replacement		10,872	Roof Replacement		0
	Siding Replacement		0			
	Scattered Sites			Scattered Sites		
	New Landscaping		0	New Kitchens		0
	CT Ave A & B			CT Ave A & B		
	Kitchen replacement		0	Siding Replacement		20,000
				Window Replacement		10,000
	Subtotal of Estimated Cost		\$ 128,586	Subtotal of Estimated Cost		\$118,586

Statement of Progress Meeting 5-Year Plan Mission & Goals

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

Accomplishments

- The conversion of Clinton Manor and Quintard Manor from low income public housing (LIPH) to Section 8 (project-based and tenant-based) assisted housing properties has been completed. COC has completed the design of capital improvements and obtained commitments from multiple sources for refinancing the properties and funding an expanded scope of rehab. COC received State Bond Commission approval to issue \$10.5M in Private Activity Bonds.**
- COC continues its initiative to review all COC policies in its Admissions and Continued Occupancy Policy (ACOP). It is currently preparing another round of updates and material revisions.**
- COC continued implementing recommendations from a management review of the Section 8 Program and other industry best practices that have been identified to achieve increased operational efficiencies and enhance customer service.**
- Operational improvements at Stamford Manor have been fully implemented including upgraded manned and electronic security, a visitor management system, a comprehensive program of resident services and improvements in management operations. These measures have been paired with continued restoration of the building structure and skin to make an overall improvement in the quality of housing and life for residents.**

- **COC has stepped up implementation of HUD's Asset Management requirements to shift project-based budgets to the control of site staff.**
- **COC continues to make excellent progress in the Vidal Court revitalization:**
 - **Westwood, the first mixed-income phase of the Vidal Court Revitalization (95 units) completed construction and is fully leased.**
 - **Palmer Square, the second mixed-income phase of the Vidal Court Revitalization (76 units) commenced construction and is slated for completion by summer 2012.**
 - **COC continues to refine the design of, and has applied for financing for, Greenfield, the third phase of the Vidal Court Revitalization, to be constructed on land obtained through the land exchange with Stamford Hospital.**
 - **COC received \$4M in State of Connecticut capital financing for the demolition of the existing Vidal Court complex and for temporary relocation expenses.**
 - **COC continues to manage and operate existing properties it received as part of the land exchange with Stamford Hospital, completed last year. Operating revenue from these properties will be used as a funding source for Phase 3 of the Vidal Court Revitalization.**
- **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 ten, full-time Resident Service Coordinators (RSC) assigned to various communities.**
 - **COC competed for, and won, two HUD FSS grants for its HCV and LIPH programs. Services will be provided by Family Centers.**

- **Working in concert, COC and Family Centers have strengthened our partnerships with the CT Department of Mental Health and Addiction Services and St. Luke's Lifeworks to provide site-based services to mentally challenged residents.**
 - **Expanded the role of Resident Service Coordinators to support new and existing tenants in addressing poor lease compliance such as late payment of rent, poor housekeeping/hoarding and general aging-in-place issues.**
2. **Our partnership with Stamford Hospital produced a second Memorandum of Understanding (MOU) to jointly undertake demolition of Vidal Court.**
 3. **Our partnership with the City of Stamford, in collaboration with Stamford Hospital, Optimus Health Care and the West Side Neighborhood Revitalization Zone successfully competed for, and won, a HUD Sustainable Communities Community Challenge Grant to further the Vita initiative and other infrastructural enhancements on Stamford's West Side.**
 4. **Our partnership with Optimus Health Care has resulted in the creation and implementation of the Fairgate Community Health Center, a primary care center for patients regardless of ability to pay, in the West Side Vita District.**
 5. **Our partnerships with the Stamford Boys and Girls Club and Stamford Hospital has resulted in the creation and implementation of Fairgate Farm, a communal, organic urban farm, that provides opportunities for youth and adults to experience vegetable cultivation, nutritional guidance and public/civic service.**

- **COC received zoning approval for a 48 unit new construction development which will replace Czescik Homes, a State public housing development for seniors, which is scheduled to be demolished. COC is developing the new property in partnership with St. Luke's Lifeworks, a prominent supportive services provider based in Stamford.**
- **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 board has undertaken board development training to obtain skills and knowledge necessary and appropriate to guide the agency through the challenges and opportunities it will face in coming years.**
- **COC continues its status as High Performer under the SEMAP program, was designated a PHAS High Performer for FY2009 and a PHAS Standard Performer for FY2010. COC has maintained consistently high 50058 error free submission rates for both its LIPH and HCV programs.**
- **Further improved COC's employee and community communications through significant improvements in its newsletter and website.**
- **COC continues to refine its 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 major mechanical components at various properties.**

- **Completed the following capital projects:**
 1. **Quintard Manor - roof replacement,**
 2. **Glenbrook Manor - elevator replacement, fire panel replacement, and EIFS repair,**
 3. **Rippowam Manor - elevator replacement and EIFS repair,**
 4. **Stamford Manor – elevator replacement, completion of brick repair project, fire sprinkler repair, and shower valve replacement.**

- **An in-depth asset management review of all properties in the COC portfolio was commenced. Review of all COC Low-income Public Housing developments was completed. Review of all properties will be completed in early 2012.**

- **Updated tenant charge schedule and revised administrative systems for enforcement of charges.**

- **COC completed an assessment of its management of Scofield Manor, a residential care home, and made recommendations to the Board regarding short and long term goals.**

- **Completed an assessment of the management information system. System changes included the upgrading of servers and software. Personnel changes included recruitment of a qualified IT manager and implementation of a help desk.**

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

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

The Housing Authority of the City of Stamford d/b/a Charter Oak Communities (COC) completed a review of its major policies and administrative systems for both its Public Housing and its Section 8 Programs against the requirements of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and the recently issued Interim Rule on the Violence Against Women's Act, as amended. The Interim Rule was issued on November 28, 2008.

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

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

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

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

Program participants have been notified of rights under VAWA.

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

COC Policy Language Re: Domestic Violence

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

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

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

(d) Nothing in this Section:

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

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

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

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

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

- (1) requested or consented to by the individual in writing;
- (2) required for use in an eviction proceeding; or
- (3) otherwise required by applicable law.

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD
 Grant Type and Number: CT 26-R007-502-03
 Capital Fund Program Grant No.:
 Replacement Housing Factor Grant No.:
 Federal FY of Grant: 2003

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/2011
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 8)
 Final Performance and Evaluation Report

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

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Capital Fund Program Grant No: CT 26-R007-502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: <h2 style="text-align: center;">2003</h2>
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011		
<input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 8) <input type="checkbox"/> Final Performance and Evaluation Report		
Summary by Development Account	Total Estimated Cost	Total Actual Cost
Line No.	Original	Revised
25	Amount of Line 21 Related to Security – Hard Costs	Obligated
26	Amount of line 21 Related to Energy Conservation Measures	Expended

Signature of Executive Director 	Date 4/9/12	Signature of Public Housing Director Date
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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary


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

Line No.	Original	Revised	Total Actual Cost	
			Obligated	Expended
1	Total non-CFP Funds			
2	1406 Operations			
3	1408 Management Improvements			
4	1410 Administration			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures			
11	1465.1 Dwelling Equipment—Nonexpendable			
12	1470 Nondwelling Structures			
13	1475 Nondwelling Equipment			
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs			
18	1499 Development Activities	90,569	90,569	0
19	1501 Collateralization or Debt Service			
20	1502 Contingency			
21	Amount of Annual Grant: (sum of lines 2 – 20)	90,569	90,569	0
22	Amount of line 21 Related to LBP Activities			
23	Amount of line 21 Related to Section 504 compliance			

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/2011
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 7)
 Final Performance and Evaluation Report

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

PHA Name: STAMFORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R007 502 04	Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011		<input checked="" type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 7) <input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
24	Amount of line 21 Related to Security – Soft Costs	Original	Revised
25	Amount of Line 21 Related to Security – Hard Costs	Obligated	Expended
26	Amount of line 21 Related to Energy Conservation Measures		

Signature of Executive Director 	Date 4/9/12	Signature of Public Housing Director	Date
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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

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

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/2011
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 6)
 Final Performance and Evaluation Report

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

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

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

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/2011
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 6)
 Final Performance and Evaluation Report

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

Signature of Executive Director:  Date: 4/9/11

Signature of Public Housing Director: _____ Date: _____

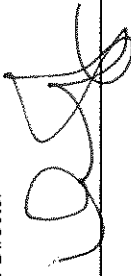
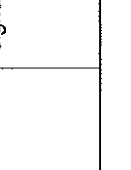
**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

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

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/2011
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 5)
 Final Performance and Evaluation Report

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

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

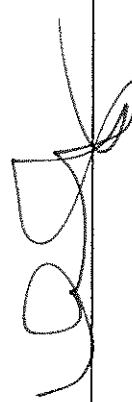
PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT 26-R007-502-06		Federal FY of Grant: 2006	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011		<input checked="" type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		Revised Annual Statement (revision no: 5)	
Line Summary by Development Account		Total Estimated Cost		Total Actual Cost	
Line 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				
Signature of Executive Director		Signature of Public Housing Director		Date	
				4/9/12	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT 26-R007-502-07		Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011		<input checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 4) <input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost	
		Original	Revised	Obligated
1	Total non-CFP Funds			Expended
2	1406 Operations			
3	1408 Management Improvements			
4	1410 Administration			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures			
11	1465.1 Dwelling Equipment—Nonexpendable			
12	1470 Nondwelling Structures			
13	1475 Nondwelling Equipment			
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs			
18	1499 Development Activities	415,707	415,707	415,707
19	1501 Collateralization or Debt Service			
20	1502 Contingency			
21	Amount of Annual Grant: (sum of lines 2 – 20)	415,707	415,707	415,707
22	Amount of line 21 Related to LBP Activities			
23	Amount of line 21 Related to Section 504 compliance			

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT 26-R007-502-07	Federal FY of Grant: <h2 style="text-align: center;">2007</h2>
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011		
<input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Total Estimated Cost	Total Actual Cost
	Original	Revised
24	Amount of line 21 Related to Security – Soft Costs	Obligated
25	Amount of Line 21 Related to Security – Hard Costs	Expended
26	Amount of line 21 Related to Energy Conservation Measures	

Signature of Executive Director	Date	Signature of Public Housing Director	Date
	4/9/12		

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

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

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/2011
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 3)
 Final Performance and Evaluation Report

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

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

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

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 12/31/2011 Final Performance and Evaluation Report

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

Signature of Executive Director 	Date 4/9/12
Signature of Public Housing Director	Date

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

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

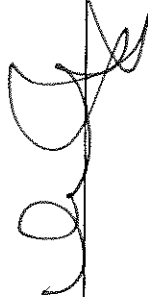
Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/2011
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no. 2)
 Final Performance and Evaluation Report

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

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT 26-R007-502-09		Federal FY of Grant: 2009	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011		<input checked="" type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Final Performance and Evaluation Report			
Summary by Development Account		Total Estimated Cost		Total Actual Cost	
Line 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				

Signature of Executive Director		Signature of Public Housing Director	Date
			4/9/12

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD

Grant Type and Number
Capital Fund Program Grant No:
Replacement Housing Factor Grant No: CT 26-R007-501-10

Federal FY of Grant:
2010

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/2011
 Final Performance and Evaluation Report

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

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT 26-R007-501-10	Federal FY of Grant: <h2 style="text-align: center;">2010</h2>
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011		
<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report		
Summary by Development Account	Total Estimated Cost	Total Actual Cost
Line No.	Original	Revised
24	Amount of line 21 Related to Security – Soft Costs	Obligated
25	Amount of Line 21 Related to Security – Hard Costs	Expended
26	Amount of line 21 Related to Energy Conservation Measures	

Signature of Executive Director 	Signature of Public Housing Director	Date 4/9/12
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Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD

Grant Type and Number
Capital Fund Program Grant No:
Replacement Housing Factor Grant No: CT 26-R007-502-10

Federal FY of Grant:

2010


Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/2011
 Final Performance and Evaluation Report

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

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD		Grant Type and Number Capital Fund Program Grant No: CT 26-R007-502-10		Federal FY of Grant: 2010
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost	
24	Amount of line 21 Related to Security – Soft Costs	Original	Revised	Obligated Expended
25	Amount of Line 21 Related to Security – Hard Costs			
26	Amount of line 21 Related to Energy Conservation Measures			

Signature of Executive Director		Date	4/9/12
Signature of Public Housing Director		Date	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD
 Grant Type and Number: Capital Fund Program Grant No. CT 26-R007-501-11
 Replacement Housing Factor Grant No. CT 26-R007-501-11
 Federal FY of Grant: 2011

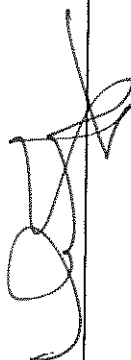
Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/2011
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost		
		Original	Revised	Obligated	Expended		
1	Total non-CFP Funds						
2	1406 Operations						
3	1408 Management Improvements						
4	1410 Administration						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Nondwelling Structures						
13	1475 Nondwelling Equipment						
14	1485 Demolition						
15	1490 Replacement Reserve						
16	1492 Moving to Work Demonstration						
17	1495.1 Relocation Costs						
18	1499 Development Activities	129,457	129,457	129,457	0		
19	1501 Collateralization or Debt Service						
20	1502 Contingency						
21	Amount of Annual Grant: (sum of lines 2 – 20)	129,457	129,457	129,457	0		
22	Amount of line 21 Related to LBP Activities						
23	Amount of line 21 Related to Section 504 compliance						

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT 26-R007-501-11		Federal FY of Grant: 2011
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011		<input checked="" type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost	
		Original	Revised	Obligated
24	Amount of line 21 Related to Security – Soft Costs			Expended
25	Amount of Line 21 Related to Security – Hard Costs			
26	Amount of line 21 Related to Energy Conservation Measures			

Signature of Executive Director 	Date 4.1.11
Signature of Public Housing Director	Date

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD

Grant Type and Number
Capital Fund Program Grant No:
Replacement Housing Factor Grant No: CT 26-R007-502-11

Federal FY of Grant:

2011


Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/2011
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost
		Original	Revised	Obligated	
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	77,078	77,078	77,078	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	77,078	77,078	77,078	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF STAMFORD		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT 26-R007-502-11		Federal FY of Grant: 2011
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report		
Summary by Development Account		Total Estimated Cost		Total Actual Cost
Line No.		Original	Revised	Obligated
24	Amount of line 21 Related to Security – Soft Costs			Expended
25	Amount of Line 21 Related to Security – Hard Costs			
26	Amount of line 21 Related to Energy Conservation Measures			

Signature of Executive Director	Date
	8/10/12
Signature of Public Housing Director	Date



CHARTER OAK
COMMUNITIESSM

April 10, 2012

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 db/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 Wednesday, March 28, 2012.

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

Attached please find the following items:

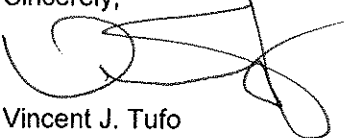
1. PHA Certifications of Compliance with the PHA Plan and Related Regulations: Board Resolution to Accompany the PHA Plan (Standard version).
2. Certification for a Drug Free Workplace (form HUD 50070)
3. Civil Rights Certification (form HUD 50077-CR)
4. Certification of Payments to Influence Federal 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 including all certification with the exception of the Consistency with the Consolidated Plan. Headquarters should have received the full submission prior to April 16, 2012. The electronic submission consisted of nine (9) 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 and CEO

Attachments

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 7/1/12, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

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

Housing Authority of the City of Stamford

CT-7


PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 12 - 20 16

Annual PHA Plan for Fiscal Years 20 12 - 20 13

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

Name of Authorized Official Courtney A. Nelthropp	Title Chairperson
Signature 	Date 03/28/2012

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Stamford

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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

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

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

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

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

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

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

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

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

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

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

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

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the 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;

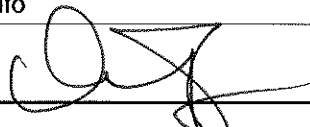
g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

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

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

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

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

Name of Authorized Official Vincent Tufo	Title Executive Director
Signature 	Date 4/2/12

Civil Rights Certification

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

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

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

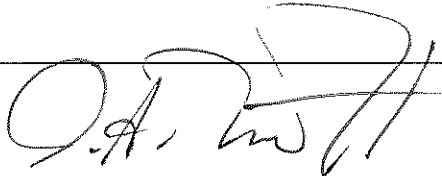
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further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

Housing Authority of the City of Stamford

CT - 7

 PHA Name

 PHA Number/HA Code

<small>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)</small>	
Name of Authorized Official Courtney A. Nelthropp	Title Chairman of the Board of Commissioners
Signature 	Date 03/28/2012

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

Housing Authority of the City of Stamford

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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

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

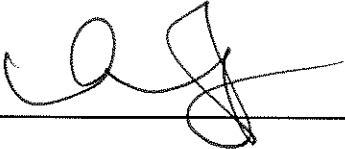
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this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

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

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

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

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

Name of Authorized Official Vincent Tufo	Title Executive Director
Signature 	Date (mm/dd/yyyy) 11/12


DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Housing Authority of the City of Stamford 22 Clinton Ave., Stamford, CT 06904 Congressional District, if known:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ 490,000 estimated	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): <div style="text-align: right; margin-right: 50px;">  </div>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: _____ Print Name: Vincent Tufo Title: Executive Director Telephone No.: 203 977-1400 ext 3305 Date: 8/4/12	
Federal Use Only:	Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	