

Housing Authority of the City of Stamford

Year 2 PHA Plan

5-Year Plan for Fiscal Years 2001 - 2005
Annual Plan for Fiscal Year 2001

File “CT007v01”

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Stamford

PHA Number: CT-07

PHA Fiscal Year Beginning: 07/2001

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA**
- PHA development management offices
- PHA local offices

Display Locations for PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA**
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA**
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

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.

B. Goals

1. **Continue to strive to meet local housing needs, through community partnerships:**

- A. It is a goal of the Housing Authority of the City of Stamford to continue to evaluate the housing needs of its community on a periodic basis through its continued involvement with community leaders and planners. The Housing Authority will seek funding available through State, Federal and private sources, which would provide rental assistance or affordable homeownership opportunities. The Authority will review and consider any and all housing initiatives, endeavors or partnerships presented by other public and private entities as they are presented, to determine if they are appropriate and consistent with the City of Stamford's and Authority's current goals and objectives.
- B. The Authority will engage in a public education program to keep the issue of affordable and diverse types of housing within the public eye. This will include periodic public forums to educate and inform citizens and public officials, sharing of successful efforts to transform and expand the supply of affordable housing within Stamford, and presentation of case studies of communities with similar demographic profiles to Stamford who have succeeded in expanding or maintaining the supply of affordable housing in a high housing cost community.

2. **Develop site specific asset management strategies while balancing the needs of individuals of low income on a portfolio-wide basis**

- A. Initiate a planning process to prepare site specific assessments of capital needs and redevelopment options for each property in the Authority's portfolio and update them on a periodic basis. These plans will consider basic modernization needs, obsolescence of design, neighborhood housing trends and changing City demographics especially in the target areas defined in the City's Consolidated Plan. The plan will also consider impact on Authority operations that may result as an outgrowth of plan implementation.

- B. Actively monitor the availability of funding sources for redevelopment of housing including LIHTC and any evolving creative financing mechanisms that the Authority could utilize to implement its redevelopment strategies.
- C. Engage residents and resident organizations in general discussion and education every step along the way to development of a specific strategy for their property. This would include making opportunities available for resident leaders and others that express an interest to attend training and informational sessions on such topics as mixed finance redevelopment, welfare-to-work initiatives as they relate to public housing, and first-time homebuyer opportunities. When the Authority initiates major planning activities that will lead to actual master plans or other documents whose recommendations are to be presented to the Board of Commissioners for implementation, a process for resident input will be considered part of the data collection process.

3. Deconcentrate Poverty by expanding housing options for low-income individuals in conjunction with additional housing for moderate-income households

- A. Opportunities will arise for the Authority to participate in neighborhood renewal. Through such opportunities the Authority will seek to geographically disperse low-income housing along side housing for households able to pay moderate and market rents. This will be done in such a manner as to essentially provide equivalent housing product for a household regardless of income tier.

4. Maintain the highest payment standards allowed and encourage more landlords in Stamford to participate in the Section 8 Program

- A. The Authority will review housing search results for the Section 8 Program and changes in the rent structures of the various housing sub-markets. The Authority will use these reviews to determine when to request permission from HUD that the “payment standard” for the Section 8 Program be set at 120% of the Fair Market Rent (FMR) in specific census tracts located in Stamford. The “payment schedule” is the schedule of rents to landlords that can be approved under the program. The FMR is an amount determined by HUD to be equivalent to the 40th percentile of rent in the applicable community.
- B. The Authority will work with real estate agents, the Chamber of Commerce, lending institutions and other local organizations to encourage landlords to participate in the Section 8 Program.
- C. Establish a Shared Housing Program as permitted under Section 8 Program Regulations which permits the Authority to provide rental assistance at the bedroom level. This should assist elders and certain individuals with a disability in finding and/or remaining in supportive housing situations. This use of Section 8 permits the Authority to subsidize roommate situations in which not all tenants would be eligible.

5. Develop a Section 8 Voucher Homeownership Program:

- A. The Authority will begin efforts to develop a partnership with local lending institutions subject to Community Reinvestment Act (CRA) requirements to design a program

whereby participants in the HACS's Section 8 Program can enter a "First time Home Buyer's Program".

- B. The Authority will identify other agencies in the area with which it can partner to obtain home-ownership counseling and other services to assist employed Section 8 Program participants to qualify for a mortgage as a first time home-owner.

6. Apply for additional rental vouchers:

- A. The Housing Authority of the City of Stamford will apply for additional rental vouchers under the Section 8 Program, as funds become available through the Department of Housing & Urban Development (HUD) and are consistent with community need as demonstrated by waiting list and other demographic data and the criteria that HUD intends to use as the basis for award.

7. Seek opportunities to acquire and develop small scale rental housing for low and moderate-income households in Stamford as a means to increase the utilization of Section 8 resources within Stamford.

- A. Utilize a non-profit (501(c)3) subsidiary of the Authority as the major vehicle for this type of infill or "boutique" housing. The Authority will look for key opportunities that may trigger neighborhood renewal or consolidate a group of neighborhood initiatives by providing the missing design or urban planning element.
- B. Obtain permission from HUD to establish as Project-based Voucher Program pursuant to 24 CFR 983 for up to 20% of the agency's current funding for Section 8. This program permits the conversion of tenant-based rental subsidies to unit-based rental subsidies. These rental subsidies can be made available on a competitive basis to local developers who are interested in having a low income component to their project or be used by the Authority's non-profit for developments to be owned and operated by the Authority.
- C. Survey housing needs for moderate income households in Stamford to determine the feasibility of acquisition and rehab or new construction of properties that are centrally located.

8. Work to improve access to supportive services and economic opportunity for program participants

- A. Determine the benefits of a social service non-profit arm to which the Authority will pass-through funds for social services programs and which can pursue grants or other sources of funding for which the Authority is not eligible. This non-profit's role would be to assess household need for either access to job training and household-based economic development (family households) or the need for supportive services (elderly/disabled households) through Individual Service Plans (ISPs). The non-profit will either identify third party resources that can leverage Authority resources or in some cases provide resources and obtain access to established programs for households in need. In short,

the non-profit would be used to establish the Authority's developments and programs as effective pipelines to household independence.

- B. The Authority will assess the need for onsite service programs at its state-aided moderate income housing developments especially for youth programs and will either directly pursue resources or utilize a social service non-profit or other entity to seek funds for programs.
- C. Design and implement a program that promotes economic independence for families in the Section 8 Program and consider means to link the program with priority access to affordable home-ownership opportunities
- D. Seek corporate sponsors to adopt family developments in the Authority's portfolio as a means to mitigate the tendency for public housing developments to become isolated from the community mainstream. As these developments are transformed through implementation of a site-specific asset management strategy, try to have the connections between residents and sponsors extend into any new residential setting.

9. Ensure Equal Opportunity in Housing

- A. The Authority will use its role in the community to inform local landlords and businesses of the importance of diversity in housing and how to avoid unintentional discrimination under all applicable nondiscrimination requirements, such as the Fair Housing Act, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disability Act.
- B. The Authority will work with the City and other community organizations to increase the supply of wheelchair accessible housing both for rental and home-ownership opportunities and/or provided a better match between actual need and current supply. Their key objective is to assist those with physical limitations to remain in the community and to be able to participate in the community in meaningful ways.

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA
- Small Agency (<250 Public Housing Units)
- Administering Section 8 Only

Troubled Agency Plan

Summary of the Annual PHA Plan and Past Year Activities

This past year has been a year of major transition for the Housing Authority of the City of Stamford.

A new Executive Director, the first in approximately ten years, joined the Authority in October of 2000, 1/3 of the way into the fiscal year covered by the prior plan. The new Executive Director, Richard Fox, was selected after a lengthy search process that included residents and Commissioners of the Authority. He brings a fresh vision to the agency and has spent his time since joining the agency in learning about the Authority's programs, its role in the community and people that it serves.

During this transitional year, the Authority has been working on updating its major policy documents, the Section 8 Administrative Plan and the Admission and Continued Occupancy Policy to conform to the statutory and regulatory changes made by the Public Housing Reform Act (PHRA). The Authority has continued its redevelopment efforts at Southfield Gardens, a HOPE VI revitalization site, and supports the other federal developments in its portfolio through a variety of modernization activities.

The Authority has initiated a set of physical assessments of its federal portfolio to determine their five year and twenty year requirements and anticipate completion of these reviews early in the fiscal year starting July 2001. The Authority is also seeking to actively engage the residents of its second largest federal family development, Fairfield Court, in discussions concerning the possible redevelopment of the site. These discussions are made even more necessary in light of the substantial reductions in modernization funding proposed by the Bush administration. Should these reductions occur, Fairfield Gardens alone may require almost all the projected modernization funds made available in the next five years. Without actions to leverage the available funding, the future of federal public housing is unknown at best. The Authority intends to work with the residents to educate them on the logical outcome of certain forms of inaction and to show that means and methods exist to preserve their affordable housing without the need for massive disruption to their lives.

In terms of the Section 8 Program, a valuable but difficult resource to use in Stamford with its high rent, the Authority is taking active steps. These steps include: a) planing activities to establish a Section 8 Homeownership Program and b) actions to improve utilization of the Section 8 Program within Stamford through a number of strategies including seeking the highest payment standards permitted by HUD and creative uses of the new Project-based Assistance (PBA) authority, which permits tenant-based subsidies to be tied to a unit.

The Authority sees the next year as a crucial time period in which to plan several major steps to better position the Housing Authority's programs. The areas that the Authority has immediate interest besides those stated above include improving customer service, reviewing its array of social service programs to determine how the Authority can better assist program participants to attain and sustain economic independence, updating its MIS, and continuing to assess its administrative systems and practices in light of changing resource levels and federal policy priorities.

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Annual Plan

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Attachments

Required Attachments:

- Admissions Policy for Deconcentration (**NOT APPLICABLE FOR 7/1/01 AGENCIES**)
- FY 2000 Capital Fund Program Annual Statement (Attachment A)**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart**
- FY 2000 Capital Fund Program 5 Year Action Plan (Attachment B)**
- Public Housing Drug Elimination Program (PHDEP) Plan (Attachment C)**
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (Attachment D)**
- Other**
 - Performance & Evaluation Reports for 1998, 1999, 2000 (Attachment E)**
 - Community Service Policy Statement (Attachment F)**
 - Draft Pet Policy for Family Developments (Attachment G)**
 - Copy of Legal Notice for Comment Period/Public Hearing (Attachment H)**

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
N/A (the Impediments to Fair Housing Analysis required for the City was prepared with HACS Input)	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance</i> ; <i>Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies	Annual Plan: Rent

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
		Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans <i>HOPE VI Homeownership Plan</i>	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program. <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(list individually; use as many lines as necessary)	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1,931	5	5	5	3	3	4
Income >30% but <=50% of AMI	1,500	5	5	4	3	3	4
Income >50% but <80% of AMI	N/A	5	5	3	3	3	4
Elderly	2,237	5	5	3	3	2	3
Families with Disabilities	N/A	5	5	3	3	3	4
White	76,315	2	3	3	3	3	3
Afro-American	18,249	3	4	3	3	3	3
Hispanic	10,562	3	4	3	3	3	3
Asian	2,683	2	4	3	3	3	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s**
Indicate year: **1995**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset**
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	579		~ 80 households
Extremely low income <=30% AMI	428	74%	
Very low income (>30% but <=50% AMI)	151	26%	
Low income (>50% but <80% AMI)	0	0	
Families with children	380	66%	
Elderly families	20	3%	
Families with Disabilities	84	12.6%	
White	74	13%	
Afro-American	382	66%	
Hispanic	116	20%	
Asian	1	.1%	
American-Indian	6	1%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 8 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 Moderate Rehab			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	64		~ 6 households
Extremely low income <=30% AMI	64	100%	
Very low income (>30% but <=50% AMI)	N/A	0%	
Low income (>50% but <80% AMI)	N/A	0%	
Families with children	0	0%	
Elderly families	0	0%	
Families with Disabilities	14	22%%	
White	6	9%	
Afro-American	49	77%	
Hispanic	8	13%	
Asian	1	2%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 8 Months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 SRO			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	61		~ 9 households
Extremely low income <=30% AMI	61	100%	
Very low income (>30% but <=50% AMI)	N/A	0%	
Low income (>50% but <80% AMI)	N/A	0%	
Families with children	0	0%	
Elderly families	0	0%	
Families with Disabilities	10	16%	
White	13	21%	
Afro-American	34	56%	
Hispanic	3	5%	
Asian	0	0%	
American-Indian	1	1%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	324		~ 90 households
Extremely low income <=30% AMI	318	98%	
Very low income (>30% but <=50% AMI)	16	2%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	133	41%	
Elderly families	46	14%	
Families with Disabilities	81	25%	
White	50	15%	
Afro-American	200	62%	
Hispanic	67	21%	
Asian/Pacific Island	3	.9%	
American-Indian	4	.1%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 8 Months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (elderly/disabled)			

C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

(1) Strategies

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:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line**
- Reduce turnover time for vacated public housing units**
- Reduce time to renovate public housing units**
- Seek replacement of public housing units lost to the inventory through mixed finance development**
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources**
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction**
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required**
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration**
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program**
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies**
- Other (list below)**

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

Select all that apply

- Apply for additional section 8 units should they become available**
- Leverage affordable housing resources in the community through the creation of mixed - finance housing**
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.**

- Other: (list below):**

Implement Project-based Section 8 Voucher Program consistent with revised statutes.

Seek waiver from HUD to allow Section 8 home-ownership program in two and three family structures creating owner-occupied rental housing.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work**
- Other: (list below)

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

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work**
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available**
- Affirmatively market to local non-profit agencies that assist families with disabilities**
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units**
- Market the section 8 program to owners outside of areas of poverty /minority concentrations**
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

The Authority will be looking at the development of a Project-based Section 8 Program in tandem with other sources of affordable housing finance.

Given the historical underfunding 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.

The Authority will seek waivers from HUD regarding deconcentration regarding the current HOPE VI. Future HOPE VI applications may require such a waiver if current public housing residents of target developments insist on being located or returned to a specific geographic areas.

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints**
- Staffing constraints**
- Limited availability of sites for assisted housing**
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs**
- Community priorities regarding housing assistance**
- Results of consultation with local or state government**
- Results of consultation with residents and the Resident Advisory Board**
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	\$ 2,459,408	
b) Public Housing Capital Fund	\$ 1,576,268	
c) HOPE VI Revitalization	\$ 10,100,000	
d) HOPE VI Demolition	\$ 0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 230,000 (Certs) \$ 4,776,124 (Vouch)	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$ 192,777	
g) Resident Opportunity and Self-Sufficiency Grants	\$ 75,000	
h) Community Development Block Grant	\$ 116,000	Health & safety repairs at State-aided developments
i) HOME	\$ 0	
Other Federal Grants (list below)	N/A	
2. Prior Year Federal Grants (unobligated funds only)		
PHDEP 1999	\$ 206,970	Security & Youth Programs
PHDEP 2000	\$ 192,777	Security & Youth Programs
Capital Fund 2000	\$ 1,500,000	
3. Public Housing Dwelling Rental Income		
Rent Roll & Fees	\$ 2,507,063	Operating Expenses
4. Other income	See item #3	
5. Non-federal sources		
Moderate Rent (State Program)	\$ 4,212,432	Operating Expenses
State Elderly	\$ 142,798	Operating Expenses
State Congregate	\$ 157,990	Operating Expenses
Total resources	\$ 26,752,830	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: varies based on turnover projections; between 10 to 15.**
- When families are within a certain time of being offered a unit:
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity**
- Rental history**
- Housekeeping (in the process of being implemented)**
- Other (describe)

c. **Yes** **No:** Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. **Yes** **No:** Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. **Yes** **No:** Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list** (for all developments not subject to a development-specific waiting list)
- Sub-jurisdictional lists
- Site-based waiting lists** (For elderly/disabled developments only & Southfield Village/Southwood Square)
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office**
- PHA development site management office (Southfield Village/Southwood Square)**

Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? Four (4)

2. Yes **No**: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? If yes, how many lists? One (1)

3. **Yes** **No**: May families be on more than one list simultaneously? If yes, how many lists? Four (4)

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office**
- All PHA development management offices
- Management offices at developments with site-based waiting lists**
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One**
- Two
- Three or More

b. **Yes** **No**: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes **No:** Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions?
(List below)

- Emergencies**
 Overhoused
 Underhoused
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
 Other: (list below)

- 1) **Overhoused or underhoused by a degree of two bedrooms.**
- 2) **Resident of a Stamford HOPE VI that opt to transfer to another public housing development.**

c. Preferences

1. **Yes** **No:** Has the PHA established preferences for admission to public housing (other than date and time of application)?
(If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability

- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)**

The Authority will give a household a preference if displaced from their existing housing by disaster (e.g. fire) or condemnation for reasons beyond their control. These incidents must have occurred no more than 90 days prior to application.

The Authority will provide a preference for witness protection households or households that are victims of hate crimes.

All other applicants are standard.

All applicants may benefit from a "living or working in Stamford" ranking preference.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families

- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)**

All preferences described above are given equal weight with the exception that “living or working in Stamford” household are offered units based on date and time of application before households that do not qualify for a the residency/working preference within the same point level.

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements**

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease**
- The PHA’s Admissions and (Continued) Occupancy policy**
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes**
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

THIS SECTION DOES NOT APPLY TO 7/1/01 AGENCIES

- a. **Yes** **No**: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. **Yes** **No**: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation**
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b. **Yes** **No**: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. **Yes** **No**: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. **Yes** **No**: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (Select all that apply)

- Criminal or drug-related activity
- Other (describe below)**

The Authority will share prior program history such as damage claims or lease compliance problems known by the Authority.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (Select all that apply)

- None**
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (Select all that apply)

- PHA main administrative office**
 Other (list below)

(3) Search Time

- a. **Yes** **No:** Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Upon request and documentation of efforts made to find housing during the initial 60-day period.

(4) Admissions Preferences

a. Income targeting

1. **Yes** **No:** Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. **Yes** **No:** Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (Select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in your jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)**

2 point Preferences

- P-0 **Other government subsidized program participants who currently reside in Stamford and are about to be displaced due to programmatic restrictions.**
- P-1 **City of Stamford disaster (fire, flood, earthquake, etc.) victims**
- P-1 **Residents of Senior Public Housing under the age of 62 who will benefit from a service enriched supportive service environment.**
- P-2 **Residents of units condemned by the Stamford Health Department for reasons beyond their control.**
- P-2 **Current single family applicants under 62 who will benefit from a service enriched supportive service environment.**
- P-2 **Stamford Housing Authority residents currently residing at a HOPE VI site who opt for Section 8 as a relocation vehicle and for whom there is no special allocation of Section 8 Housing Assistance.**
- P-3 **Households that are victims of hate crimes.**
- P-4 **Households that are a part of a Witness Protection Program or a similar program, as determined by the HUD Office or a law enforcement agency.**

1 point Preferences

- P-5 **Working resident households living in Public Housing who exceed the Extremely Low Income Limit (>30% AMI), and who have continuous employment. "Continuous" is defined as steady employment with no breaks of more than 30 days. The household must have resided in Public Housing for at least 2 years.**
- P-6 ***Intentionally left blank***
- P-7 **Displacement by non-suitability of the unit when a member of the family has mobility or other impairment that makes the person unable to use critical elements of the unit and the owner is not legally obligated to make changes to the unit.**

All other applicants are standard (NO POINTS)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)**

2 point Preferences

- P-0 Other government subsidized program participants who currently reside in Stamford and are about to be displaced due to programmatic restrictions.**
- P-1 City of Stamford disaster (fire, flood, earthquake, etc.) victims**
- P-1 Residents of Senior Public Housing under the age of 62 who will benefit from a service enriched supportive service environment.**
- P-2 Residents of units condemned by the Stamford Health Department for reasons beyond their control.**
- P-2 Current single family applicants under 62 who will benefit from a service enriched supportive service environment.**
- P-2 Stamford Housing Authority residents currently residing at a HOPE VI site who opt for Section 8 as a relocation vehicle and for whom there is no special allocation of Section 8 Housing Assistance.**
- P-3 Households that are victims of hate crimes.**
- P-4 Households that are a part of a Witness Protection Program or a similar program, as determined by the HUD Office or a law enforcement agency.**

1 point Preferences

- P-5 Working resident households living in Public Housing who exceed the Extremely Low Income Limit (>30% AMI), and who have continuous employment. "Continuous" is defined as steady employment with no breaks of more than 30 days. The household must have resided in Public Housing for at least 2 years.**
- P-6 *Intentionally left blank***
- P-7 Displacement by non-suitability of the unit when a member of the family has mobility or other impairment that makes the person unable to use critical elements of the unit and the owner is not legally obligated to make changes to the unit.**

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application**
 Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
 The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
 Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan**
 Briefing sessions and written materials
 Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices**
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))**

---or---

- The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes **No**: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes **No**: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)**

10% of earned income from wages when not already excluded or reduced by training income exclusions or self-sufficiency incentives.

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No**

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: 10%**
- Other (list below)

g. Yes **No:** Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (Select all that apply.)

- The section 8 rent reasonableness study of comparable housing**
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)**

Information obtained from realtors

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section**

apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR**
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area**
- Reflects market or submarket**
- To increase housing options for families**
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually**
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families**
- Rent burdens of assisted families**
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50**

b. Yes **No**: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: **High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)**

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.**
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	805	5 to 8%
Section 8 Housing Choice Vouchers	880	Approx. 12%
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	See PHDEP Budget Attachment.	
Other Federal Programs(list individually)		
	N/A	

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Admission & Continued Occupancy
Maintenance Fees & Chargebacks
Public Housing Lease
Grievance Policy & Procedure

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes **No**: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office**
 PHA development management offices
 Other (list below)

B. Section 8 Tenant-Based Assistance

1. **Yes** **No**: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

The Housing Authority has implemented a Hearing Officer model to replace the prior approach that relied on Commissioners. This exceeds HUD requirements for the Section 8 Program and treats the Section 8 Program in an identical manner as the federal public housing program.

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office**
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. **Yes** No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (If no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5-Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes** **No:** a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Southfield Village
2. Development (project) number: CT 26-01
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway**

- Yes** **No:** c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes** **No:** d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

The Authority will be engaged in discussions with Fairfield Court CT 7-03 regarding redevelopment options for the location. This MAY lead to the development of a mixed finance plan or a HOPE VI application at a future point in time.

- Yes** **No:** e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes **No:** Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes **No:** Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year?

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input 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 type="checkbox"/>
1.	Date this designation approved, submitted, or planned for submission:
5.	If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6.	Number of units affected: 100
7.	Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes **No:** Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act?

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required?	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 % <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes **No:** Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4).

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table?

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. **Yes** **No:** Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes** **No:** Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (Select one)

- 25 or fewer participants**
 26 - 50 participants
 51 to 100 participants
 More than 100 participants

b. PHA-established eligibility criteria

- Yes** **No:** Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

The exact list of additional criteria is not yet determined but may include:

1. Limitation to graduates of “FSS” Program
2. Requirement for more than one year of employment
3. Utilization in Stamford only

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed?

DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)**
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (Select all that apply)

- Public housing rent determination policies**
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes **No:** Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/ random selection/ specific criteria/ other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies**
 - Informing residents of new policy on admission and reexamination**
 - Actively notifying residents of new policy at times in addition to admission and reexamination.**
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services**
 - Establishing a protocol for exchange of information with all appropriate TANF agencies**
 - Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

See Community Service Policy Statement, which is included as Attachment F

13. PHA Safety and Crime Prevention Measures

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children**
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents**
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority**
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports**
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (List below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors**
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (List below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action**
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases**
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (List below)

This varies from month to month. Different developments have different issues at different times.

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes** No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes** No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?
- Yes** No: This PHDEP Plan is an Attachment. (Attachment Filename: CT07b01)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

**SEE ATTACHMENT F FOR A COPY OF THE CURRENT DRAFT
PET POLICY FOR FAMILY DEVELOPMENTS.**

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. **Yes** No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. **Yes** No: Was the most recent fiscal audit submitted to HUD?
3. **Yes** No: Were there any findings as the result of that audit?
4. **Yes** No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? 1

The open finding pertains to use of federal funds to address operational cash flow problems with the state-aided moderate housing program. This commingling of funds has ceased and steps are being taken to have the state-aided program reimburse the revolving fund.

5. **Yes** No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. **Yes** **No**: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake?
(select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment**
 - Other: (list below)

3. **Yes** **No**: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. **Yes** **No**: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name) CT07d01
 Provided below:
3. In what manner did the PHA address those comments? (Select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments. List changes below:
 Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. **Yes** **No**: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. **Yes** **No**: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: A resident Commissioner was appointed by the Mayor of Stamford**

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance**
- Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: City of Stamford

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.**
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.**
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.**
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)**

Redevelopment of the West End is a City Priority.

Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

No action or commitments have been requested.

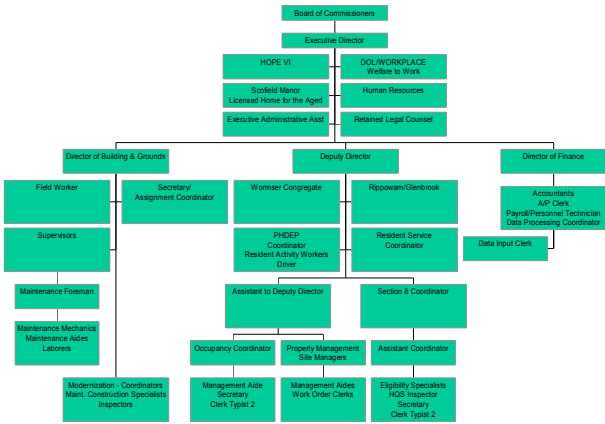
D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

The Housing Authority of the City of Stamford considers a major change in the content of the HAP to consist of one or more the following:

1. Changes in waiting list preference criteria
2. Implementation of program incentives to increase the number of working households in the program.
3. A change in any open Annual Capital Program that crosses the accumulative 20% of total funds threshold.
4. A decision to submit a major application such as a Demolition/Disposition, Allocation for Designated Housing or HOPE VI application.
5. A decision to request a voluntary conversion of public housing to Section 8 Vouchers.

Housing Authority of the City of Stamford Organizational Chart - 2001



RAB Membership and Addresses

Last Name	First Name	Street	CITY	STATE	ZIP	PHONE
Blake	Shirley	23 Connecticut	Stamford	CT	06902	323-5563
Butler	Andrea	736 Atlantic St	Stamford	CT	06902	327-4092
Conte	Angela	29 Limerick St	Stamford	CT	06902	325-0607
Grant	Olive	49 Standish Road	Stamford	CT	06902	975-7814
Haynes	Marion	22 Clinton Ave 5A	Stamford	CT	06902	323-6383
Johnson	Patricia	1 Oscar St	Stamford	CT	06902	708-8900, X203
Maignan	Dimmy	28 Schuyler Ave	Stamford	CT	06902	921-1683
Maples	Margaret	26 Main St 2U	Stamford	CT	06902	348-6815
McCogle	Lucy	164 Ursula Pl #6	Stamford	CT	06902	324-6998
McLeod	Bernest	11 Fairfield Ave	Stamford	CT	06902	964-9254
Neville	Rose	47 Sheridan St	Stamford	CT	06902	921-2647
Palmer	Trenda	52 Irving Ave	Stamford	CT	06902	353-9786
Quiles	Ana	18 Quintard	Stamford	CT	06902	348-6585
Steve	Wilfred	1 Lawn Ave #B7	Stamford	CT	06902	357-1227

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$200,730

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R X

C. FFY in which funding is requested FY2002

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The Program of the Housing Authority of the City of Stamford, Connecticut (HACS) will use a comprehensive security and preventive based approach to reduce drug related crime:

- ***In its 2000 Survey of Teen Needs and through its Teen Summit, The Housing Authority identified as a central issue, the need to connect teens with good job opportunities. The HACS will seek to address this need through the hiring of a Job Developer and through educational scholarships to provide motivation and support for youth;***
- ***Continue the summer recreation program for Fairfield Court and Southfield Village children;***
- ***A contract security firm will address the safety and security concerns at Stamford Manor, an elderly development, by continuing to provide service officers;***
- ***The HACS will pursue efforts to develop a combination boxing program/learning center for public housing youth with the collaboration of the Stamford Police in which children will need to maintain a certain average and complete homework assignments in order to participate;***
- ***The HACS will continue its successful gun buyback program, which has already resulted in the removal of 90 guns and thousands of rounds of ammunition from the Stamford community; and***
- ***Physical improvements are being installed in Fairfield Court and Southfield Village, utilizing CFP and Hope VI funds in support of the HACS's PHDEP efforts.***

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Southfield Village/Southfield Village North	210	522
Fairfield Court	146	219
Stamford Manor & Addition	215	235
Ursula Park Townhouses	32	73
Lawn Avenue Townhouses	20	83

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ 12 Months _____ 18 Months _____ 24 Months X Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	\$328,800	CT26DEP0070195	\$0.00		
FY 1996	N/A	N/A	N/A		
FY 1997	\$252,000	CT26DEP0070197	\$0.00		
FY1998	\$252,000	CT26DEP0070198	\$0.00	Yes	06/30/2001
FY 1999	\$206,470	CT26DEP0070199	\$77,326.40		12/31/2001
FY 2000	\$192,777	CT26DEP0070200	\$192,777.00		12/31/2002

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

- 1. Continuing the Contract Security Program at Stamford Manor (\$25,000)**
- 2. Continue the summer recreation program for Fairfield Court and Southfield Village children; collaborate with the Stamford Police Department, the Board of Education and other community agencies to offer supervised recreation activities after summer school for public housing children (\$28,000)**

- 3. Offering varied recreational activities at Chester Addison Center for Southfield Village children and at the Yerwood Center for Fairfield Court children (\$31,730)**
- 4. Continuing funding for After school Homework Clubs (\$20,000)**
- 5. Scholarships of \$250 each to selected high school seniors for SAT preparation course (\$1,000)**
- 6. Educational scholarships of \$500 each to residents pursuing their education at Accredited institutions of higher learning (\$7,500)**
- 7. Establish a Jobs Program, involving strategies such as a Step-up Program, a Job Bank or a Database of Residents' Skills to support job opportunities of youth and adults, (\$37,500)**
- 8. Continuing funding PHDEP position for Grant Administration (\$33,000)**
- 9. Evaluation and Resident Survey Expenses (\$6,000)**
- 10. Continue a boxing program for the youth at Fairfield Court and Southfield Village, with the collaboration of the Stamford Police (\$12,000)**
- 11. Continue the Gun Buyback Program (funding from previous grants)**

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY_02_ PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	25,000
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	136,730
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	39,000
TOTAL PHDEP FUNDING	200,730

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$ N/A		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$25,000		
Goal(s)	Enhance the sense of security in the elderly developments						
Objectives	<ol style="list-style-type: none"> Increase security services to Elderly Housing Developments by supplementing Stamford Police Baseline coverage with Contract Security Personnel; Increase arrests for trespassing and increase efforts for controlling unauthorized visitors at targeted developments; Encourage crime reporting and service utilization by residents of the targeted developments. 						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Contract Security Program at Stamford Manor			1/02	12/03	\$25,000	\$0.00	<ol style="list-style-type: none"> Statistics showing reductions in crime; Number of resident-initiated complaints showing resident cooperation and involvement; and Annual resident survey demonstrating increased sense of security among residents.
2.							
3.							

9130 - Employment of Investigators					Total PHDEP Funding: \$ N/A		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$ N/A		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$ N/A		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$136,730		
Goal(s) Build the capacity of our youth to resist drugs; and Assist those residents seeking jobs to find and retain meaningful employment							
Objectives 1. Provide youth in the developments with constructive summer recreational opportunities; 2. Develop cultural and training opportunities for youth; 3. Offer safe, supervised after-school activities on and off public housing premises for children residing in low income public housing; 4. Provide development children greater access to personal computers and the Internet; 5. Support post secondary education; and 6. Increase the number of employed and employable adults in the developments.							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Summer recreation program		Children living in SHA developments	6/02	9/03	\$28,000	\$0.00	1. Recreation participation records.
2. Develop Cultural and training opportunities for youth		Children living in SHA developments	1/02	12/03	Funding from other categories as needed	\$0.00	1. Participation records;
3. Recreational activities at Chester Addison Center and Yerwood		Children of Southfield Village and	1/02	12/03	\$31,730	\$0.00	2. Participation records;

Center		Fairfield Court					
4. After-school homework clubs		Children living in SHA developments	1/02	12/03	\$20,000	\$0.00	1. Attendance records at the Homework Club sites; 2. Attendance records and test scores at school.
5. SAT Preparation Course Scholarships	4	SHA Public Housing residents selected by the SHA and the Stamford Board of Education	1/02	8/03	\$1,000	\$0.00	1. Number of scholarships issued; 2. Schools to which Recipients are accepted.
6. Education Scholarships	4	SHA Public Housing residents selected by the SHA and the Stamford Board of Education	3/02	12/03	\$7,500	\$0.00	1. Number of scholarships issued; 2. Progress Reports of Scholarship Recipients.
7. Jobs Programs		SHA residents	1/02	12/03	\$37,500	\$0.00	1. Number of participating residents; 2. Number of participating employers; 3. Number of residents promoted as a result of ongoing skill building training.
8. Boxing program		Fairfield Court and Southfield Village youth	1/02	12/03	\$12,000	\$0.00	1. Participation records; 2. School attendance records; 3. Test scores at school.
							4.

9170 - Drug Intervention					Total PHDEP Funding: \$ N/A		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$ N/A		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$39,000		
Goal(s) Operate the PHDEP Program in a way that will: 1. Reduce drug trafficking and drug related crime in and near Stamford public housing developments; and 2. Collaborate with local governmental departments and social services providers.							
Objectives Operate the PHDEP Program in a way that will: 1. Enhance the sense of security in the elderly developments; 2. Build the capacity of our youth to resist drugs; and 3. Assist those residents seeking jobs to find and retain meaningful employment.							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.PHDEP Coordinator Position for grant administration			1/02	12/03	\$33,000	\$0.00	1. Timely submission of required reports; 2. Effective coordination of program activities; 3. Written periodic monitoring reports of the plan's effectiveness; 4. Reduction in delays in fund draw-downs and timely fund expenditures;

							<ol style="list-style-type: none"> 5. Timely close-out by fiscal year; 6. Reduction in audit exceptions; and 7. Timely resolution of audit recommendations.
2. Contracting Evaluation Services and Annual Resident Survey			1/02	12/03	\$6,000	\$0.00	<ol style="list-style-type: none"> 1. Timely submission of required reports; 2. Effective coordination of resident surveys; and 3. Written periodic evaluations of the plan's effectiveness.
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item # (FY99 PHDEP Grant)	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120	Activity 1	\$10,000	Activity 1	\$25,000
9130				
9140				
9150				
9160	Activity 1-8	\$35,000	Activity 1-8	\$90,000
9170				
9180				
9190	Activity 1 & 2	\$12,000	Activity 1 & 2	\$35,000
TOTAL		\$57,000		\$150,000

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the "PHA Certifications of Compliance with the PHA Plan and Related Regulations."

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: CT 26 R007-501-01	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line 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	\$ 121,943			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 121,943			
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				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				