

5.2 Goals and Objectives

1. Increase the availability of decent, safe, and affordable housing.

- Expand the supply of assisted housing.

Objectives:

Reduce public housing vacancies:

- Utilize existing manpower to continue to fine tune the management system implemented last year. The system, which is benchmarked, measured and that holds staff accountable, has resulted in improvements in HACB's occupancy and turnover rates, bringing us, respectively, very near our stated goals of 98 percent by 10/1/09 and less than 30 days by 9/30/09.
- Develop and implement quality control and tracking mechanisms comparable to the private industry.
- Establish and implement a preventative maintenance program to minimize extensive repairs when a vacancy does occur.
- Continue to increase capacity of the asset management staff through training and testing. Clerks at a minimum have gone through training and testing to become Certified Occupancy Specialists.
- Actively advertise the public housing program to all applicants and affirmatively further fair housing.
- Engage consultants and learn from their examples to find efficiencies in the purchase of goods and services, in the management and operations of public housing, in the implementation of Section 8 administrative plan and in the development public/affordable housing units.
- Continue to implement the HUD-approved energy performance contract in the effort to improve housing efficiencies that, in turn, improve the marketability of each housing complex.
- Supplement basic staff through the ongoing implementation of the Job Order Contracting program and in the newly established Architects and Engineers roster.
- Continue to address perceived and actual safety and security concerns at our complexes by identifying and implementing security programs and protocols.
- Increase staffing skills and capacity to address maintenance issues and PHAS Physical Management Score.

Leverage private or other public funds to create additional housing opportunities:

- Continue to leverage Father Panik Village (FPV) replacement housing program funds with funding streams secured in partnership agreements with City and State housing agencies, as well as with private housing industry organizations, developers and financial institutions.
- Complete the Capital Fund Financing Program application in an effort to secure funds sufficient to complete the Authority's Voluntary Compliance Agreement with HUD.
- Complete the analysis of vacant and/or occupied properties, including our administrative buildings, to determine the best use of each property. Proceeds from the sale of properties will be matched by the creation of incremental, affordable housing. The acquisition of incremental units will in some cases be counted toward the satisfaction of the FPV replacement and Pequonnock replacement programs and will otherwise count in supplement of the general agency portfolio.

- Continue the development of the Project Based Section 8 program to incorporate a funding stream for supportive housing and maintain development department staffing for the nascent Project-Based Section 8 program
- Apply for ARRA competitive funding to make immediate, necessary improvements across sites.
- Address the Marina Village site potentially a part of a Hope VI application and ensure that plans incorporate leveraging the property for a minimum of 1:1 replacement on and off-site.
- Complete the acquisition and rehabilitation of properties identified and approved by Connecticut Legal Services as appropriate for the completion of the FPV and Pequonnock replacement programs. Launch Building Blocks program, if funded, to help stabilize West Side neighborhoods while providing, through the Project-Based Section 8 program, supportive housing opportunities for special populations, e.g., homeless, veterans, survivors of domestic violence, refugees, and prisoners re-entering the community.
- Collaborate with other communities, as approved by the HACB Board of Commissioners in 2008, in the development of supportive and subsidized housing through our Project-Based Section 8 program.

Acquire or build units or developments:

- Complete the acquisition and rehabilitation of replacement housing in satisfaction of the Pequonnock Agreement and the amended Father Panik Village Settlement Agreement.
- Implement phases of the comprehensive redevelopment plan for the combined former Marina Apartments and Pequonnock Apartments vacant land parcels in cooperation with the City of Bridgeport and the private development team specific to the creation of new mixed-income rental and for-sale affordable public housing.
- Continue the construction phase of the redevelopment of the former Park City Hospital (The Franklin and The Eleanor) into permanent supportive housing for, respectively, disabled and elderly (see also Designated Housing).
- Negotiate and acquire, in partnership with City, State and private agencies and funders, new properties for HACB's Project Based Section 8 program, especially opportunities to expanded supportive housing in those Section 8 units.

Other:

- Raise the utilization rate of Section 8 vouchers to 97percent by implementing lease up marketing programs.
- Establish and implement a protocol to ensure that HACB stays current with program changes, takes advantage of regulatory waivers, and capitalizes fully on other Section 8 program guidelines and opportunities (e.g., as outlined in SEVRA).
- Continue to train staff in their respective disciplines by providing access to in-house and off-site trainings and seminars.
- Continue ongoing needs and housing market assessment consequent to the economic reversals ongoing since September 2008.
- Finalize the remodeling of office space to meet current staff and program demands.

➤ Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score) 81 as of 10/07/08; 2008/09 score is not available at this time.

Improve voucher management: (SEMAP score) 100 as of 9/30/08.

Increase customer satisfaction:

- Complete the revision of the tenant lease agreement. Pending approvals of the new lease, implement its use.
- Implement preventative maintenance program.
- Create a catalog of materials/replacement costs for damaged property.
- Continue to respond to emergency situations in a timely manner.
- Improve physical conditions at each site.
- Increase security measures.
- Evict non-performing households.

Concentrate on efforts to improve specific management functions:

- Continue improvement of vacancy turnaround to less than 30 days through 9/30/10.
- Decrease tenant account receivables.
- Continue staff trainings to assure accuracy and consistency in meeting all reporting requirements.
- Continue strict enforcement of Admission and Continued Occupancy Policy and Lease.
- Develop and implement resident orientation to educate new tenants about HACB lease and resident obligations.
- Create customer service procedures to track progress and quality of work at specific locations and to identify operational deficiencies.
- HACB will continue to implement any revisions in its procurement policy made to reflect PIH Notice 2009-12 in order to expedite and facilitate the use of the Capital Fund Stimulus Grant in accordance with its requirements.

Renovate or modernize public housing units:

- Continue implementation of the Energy Performance Contract (EPC) with Siemens in BHA's efforts to establish a variety of energy conservation measures and to modernize obsolete systems, in accordance with approval granted in by HUD in 2008. A regularly scheduled staff training program is included in the EPC.
- Administer the ongoing Job Order Contracting Program (JOC) established in 2008/09 for the proactive and efficient contracting of routine and extraordinary maintenance and construction items. Administer, too, the A&E Roster established in Spring 2009.
- Collate a physical needs/modernization plan from the Physical Needs Assessment (PNA) of all HACB properties completed in 2008-09.
- Under PIH Notice 2009-12, HACB will continue to employ force account to perform Capital Fund Stimulus grant work without prior HUD approval. Such items include vacancy reduction, building exterior work (roofs, siding, gutters, downspouts), bathroom upgrades, HVAC replacement, facility improvements, etc.

Demolish or dispose of obsolete public housing:

- Use PNA to inform redevelopment plans for Marina Village, Pequonnock Apartments and Marina Apartments. Coordinate master planning with City officials, residents, business community and legislative representatives.
- Develop a strategic plan regarding the maintenance of and/or disposition of the HACB's current inventory of underutilized vacant land parcels and existing rental properties to submit to HUD for approval. Potentially among the items in this plan are HACB-owned vacant properties that may be slated for demolition or sale.

Provide replacement public housing:

- Complete Father Panik Village Replacement Program, as amended.
- Complete Pequonnock Apartment Settlement Agreement, as amended.
- Replace and supplement development staff to manage the implementation and administrative requirements of new programs initiated by HACB and funded through ARRA stimulus grants as well as through City, State and private partnerships..
- Continue to develop a revitalization/replacement plan for Marina Village that includes a replacement housing program to anticipate the needs of any Marina resident who might need to be relocated in order to implement the plan, such plan to be approved by HUD prior to implementation.

Provide replacement vouchers:

Other:

- Implement any updates to the Section 8 Administrative Plan accordingly.
- Ensure timely Housing Quality Standards Enforcement inspections.
- Continue Section 8 automated waiting list system.
- Advertise in different media to attract landlords in non-impacted areas and outside of Bridgeport.
- Seek qualified property management firm to manage newly developed scattered site housing.
- Implement Re-Entry Program policy and procedures with the ultimate goal of family re-unification.
- Hire staff/contract with local mental health providers to work with disabled residents to promote quality of life, housing stability and safety.
- Hire staff/contract with local primary care and mental health providers to work with elderly residents to promote quality of life, housing stability and safety.

➤ Increase assisted housing choices

Objectives:

Provide voucher mobility counseling:

- As per Pequonnock Apartment Settlement Agreement.

Conduct outreach efforts to potential voucher landlords

- Advertise in different media to attract landlords in non-impacted areas.

Adjust voucher payment standards to maintain affordability but at maximum standard.

Implement voucher homeownership program.

Implement public housing or other homeownership programs:

- HACB will continue to pursue Section 32 Program in cooperation with the City of Bridgeport and other local affordable homeownership counseling and down-payment assistance providers upon internal review of existing public housing properties that are most appropriate for homeownership.
- Participate in City initiatives supporting home ownership and rent-to-own programs.
- Expand homeownership programs as part of our effort to create mixed-income communities.

Implement public housing site-based waiting lists for each development.

Other:

- Continue progress toward satisfaction of the Voluntary Compliance Agreement (VCA) to create a housing authority responsive to the needs of disabled households. HACB will continue to retrofit existing units and sites for full compliance with the UFAS and to offer residents reasonable accommodations. HACB will also continue its progress in satisfaction of specific administrative improvements cited in the Agreement in order to serve the disabled population more effectively. HACB will complete its application for Capital Fund Financing Program funding to complete its obligations per the Agreement.
- Incorporate and ensure within all new development plans consistency with the goals and provisions of Pequonnock, FPV, and Matyasovsky consent decrees.
- Comply with the Matyasovsky Consent Decree in providing fair and equal housing opportunities for disabled households, specifically for Fireside Apartments and Harborview Towers.
- Implement the HUD-approved elderly-only and disabled-only designated housing plans in the tenant selection at the former Park City Hospital (now named, respectively, The Eleanor and The Franklin).
- Apply for additional vouchers upon funding availability.

2. Improve community quality of life and economic vitality.

- Provide an improved living environment.

Objectives:

Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:

- Actively market to families between the 50-80percent of area median income.
- Improve—through modernization, maintenance, and security efforts—the physical conditions of the HACB’s sites.
- Continue to refine the comprehensive redevelopment plan for the existing Marina Village that includes the creation of a mixed-income, contextually-appropriate affordable housing development with alternative housing opportunities for public housing residents within other Bridgeport neighborhoods
- Continue “curb appeal” improvements at all sites.

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

- Policies and procedures are in place for households to transfer within HACB.
- Use the GIS maps developed with the City’s planning department, as well as other visual tools, to assess the relationship of HACB properties and Section 8 program utilization within the context of census tracts and neighborhood composition.
- Conduct new demographic needs assessment to ascertain the relative incomes in HACB neighborhoods, especially as a consequence of the subprime lending crisis and economic downturn since September 2008.

Implement public housing security improvements:

- Continue to enforce “One Strike” policy.

- Enhance, supplement, and refine crime prevention efforts through wider spread applications of effective measures, including environmental designs and the installation of CCTV.
- Improve screening measures and lease enforcement.
- Continue contracting private security providers at Harborview Towers, Fireside Apartments and Trumbull Gardens.
- Work with the police department to define the problem of crime that occurs near our developments and create strategies for identifying and reducing this problem.
- Continue advocacy for residents with the Police Force to prevent unnecessary censure and citations for legitimate activities conducted in public spaces of public housing developments.

Designate developments or buildings for particular resident groups (elderly, persons with disabilities):

- Consider further designation of particular resident groups as deemed consistent with FHEO guidelines for selected developments. (The Eleanor and Franklin, formerly the Park City Hospital, were approved by HUD for designation of elderly- and disabled- only units in January 2009.)
- Provide Project-Based Section 8 program vouchers to supportive housing developers who wish to serve priority populations, including homeless, veterans, survivors of domestic violence, refugees, etc.

Other:

- Maintain an average response time of less than 24 hours in responding to emergency work orders.
- Comply with PHAS UPCS standards.
- Improve the quality and energy efficiency of new construction and replacement housing units in order to assist in the maintenance of these units for use by the low-income population over the long-term.
- Create quality affordable units within available developable land parcels throughout Bridgeport that promote appropriate urban density and address transit-oriented workforce housing objectives.
- Continue to collaborate with community organizations to provide resident-driven social and behavioral supports for people with disabilities, and to implement resident self-sufficiency programs.
- Provide HACB site staff with adequate training and resources to become effective Asset Managers, that is, to deliver immediate and effective quality service to the resident communities.
- Build on established alliances and create new collaborative relationships with neighborhood groups/councils to foster joint planning and to promote interactive community relationships.
- Continue efforts to partner with City Park and Recreation Department to acquire properties on or near public housing for future development or modernization improvements.

3. Promote self-sufficiency and asset development of families and individuals.

- Promote self-sufficiency and asset development of assisted households.

Objectives:

Increase the number and percentage of employed persons in assisted families:

- Include referrals for employment and vocational training as part of Stable Families Program, scheduled to commence in Summer 2009.
- Ensure that businesses doing work for the Authority comply with Section 3 requirements.
- Continue various resident programming.
- Provide entry level employment opportunities to residents of the Authority.
- Continue efforts to gain approval from HUD to implement a self-sufficiency program for public housing residents.
- Collaborate with social service agencies that provide training and support services for employment options.
- Support the newly-established Resident Owned Business initiative provided for under the Energy Performance Contract.

Provide or attract supportive services to improve assistance recipients' employability:

- Implement the Stable Families Program in Summer 2009.
- Seek out new and maintain existing partnerships with local service providers.
- Continue presence in leadership in the Bridgeport Continuum of Care/Ten Year Plan to End Homelessness and at the Bridgeport Area Council of Church's Reentry Roundtable.
- Increase on-site community room utilization by community service providers in conjunction with site and resident needs.

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

- Partner with City and other community organizations in seeking grants, donations and delivery of support systems to various families and individuals.
- Partner with Connecticut Legal Services to provide legal support/services to at-risk individuals and/or households in order to maintain their residency status with HACB.
- Satisfy ADA and Section 504 compliance requirements.
- Continue presence in leadership in the Bridgeport Continuum of Care/Ten Year Plan to End Homelessness and at the Bridgeport Area Council of Church's Reentry Roundtable.
- Launch Stable Families program in Summer 2009.
- Participate directly and indirectly in a variety of initiatives launched by the City and by local non-profit service provider agencies.

Other:

- Apply for and/or renew Family Unification Program, Resident Opportunity and Self-Sufficiency grants upon funding availability.
- Support Resident Programming, which will include leadership training, youth programs, and elderly/disabled recreational programs.
- Comply with HUD requirements and legal proceedings as it relates to the HACB Scholarship Fund as administered by the Greater Bridgeport Area Foundation.
- Provide Project-Based Section 8s to selected SAMHSA services in supportive housing and comparable homeless services grants applied for by local Continuum of Care providers.

4. Ensure Equal Opportunity in Housing for all Americans

- Ensure equal opportunity and affirmatively further fair housing

Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

Other:

- Comply with the Voluntary Compliance Agreement with HUD.
- Comply with the Matyasovsky Consent Decree for the disabled population as it pertains to housing at Fireside Apartments and Harborview Towers.
- Train staff in the regulatory requirements.

5. Maintain a fiscally responsible and responsive public housing agency.

- Streamline financial management.

Objectives:

Root out inefficiencies in use of manpower and materials.

Minimize use of overtime.

Other:

- Occupy units in a timely manner to maximize income stream.
- Continue technology upgrades and increase e-commerce/procurement opportunities.
- Continue anti-fraud efforts through rigorous verification process and resident integrity monitoring.
- Improve tenant account receivables.
- Continue implementation of energy conservation measures as identified in the Energy Performance Contract.
- Implement a recycling program.
- Engage utility companies to develop a direct payment and tracking system in order to minimize negative rent conditions.
- Utilize rebate programs with utility companies when conducting on-going modernization improvements that are outside the scope of the energy performance contract.
- Capitalize on ARRA formula and competitive applications to complete stalled renovation projects intended to enhance administrative offices and improve intra- and interdepartmental efficiencies.

6. Encourage coordination and innovation in the delivery of public housing.

- Improve coordination of activities.

Objectives:

Gain fluency in new Authority software system:

- Complete training in the new software system.

- Create management systems/forms by using the potential of the system .

Increase administrative and management efficiencies.

- Use intra-agency access to new software system to improve communications/data delivery to all staff to allow for prompt, efficient reporting within the Authority and to stakeholders, e.g., HUD, CHFA, etc.
- Upgrade hardware to keep pace with general technology improvements.
- Update HACB website regularly.
- Use CCTV system to facilitate web-based networking.

➤ Encourage innovation.

Establish partnerships to improve public housing stock and services/programs.

- Seek joint ventures and/or partnerships with the City and other housing authorities for aggregation of goods, services and commodities.
- Increase e-commerce/procurement activities when soliciting goods and services.

7. Encourage greater resident involvement in HACB planning and operations.

➤ Improve resident relations via the Resident Advisory Board.

Objectives:

Continue open dialogue with public housing and Section 8 residents through RAB and local site meetings, ensuring at least one Director is present at each meeting.

Assist local councils to operate efficiently and effectively and provide technical assistance to become better board members or send council members to resident training activities conducted by other housing organizations.

Encourage residents to participate in at least three (3) local council meetings and one (1) RAB meeting. Council and RAB meetings are integrated into HACB's self-sufficiency program.

Encourage attendance of RAB and council members to the Board of Commissioner meetings.

Continue operation of after-school programs for the benefit of resident children and families at all family complexes.

Support resident programs occurring at local sites.

Support other resident initiatives that provide programs and services to the youths of HACB, including existing programs and making applications to participate in additional programs, such as Family Unification as well as other State, City, and local agency initiatives.

6.0 PHA Plan Update

6.0a. Revised Plan Elements

The following PHA Plan elements have been revised by HACB since its last Annual Plan Submission:

1. Eligibility, Selection and Admissions Policies
2. Financial Resources
3. Rent Determination
4. Operation and Management
6. Designated Housing for Elderly and Disabled Families
9. Pets
12. Asset Management

6.0b. Display Locations for HACB's Plans and Supporting Documents

HACB's Plans (including attachments) are available for public inspection at:

- HACB's main administrative office (150 Highland Avenue).
- HACB's local offices.
- Clerk's Office of the City of Bridgeport.
- Bridgeport Public Library (Broad Street).
- HACB's website (www.bridgeporthousing.org).

PHA Plan Supporting Documents are available for inspection at:

- HACB's main administrative office (150 Highland Avenue).
- City of Bridgeport's Clerk's Office.
- Bridgeport Public Library (Broad Street).
- HACB's website (www.bridgeporthousing.org).

PHA Plan Elements

1. Eligibility, Selection and Admissions Policies, including De-concentration and Wait List Procedures

Public Housing

Eligibility:

HACB verifies eligibility for admission to public housing when families are within 90 days of being offered a unit.

In addition to income checks, HACB screens for criminal or drug-related activity as well as rental history as non-income factors in establishing eligibility for admission. HACB:

- Requests criminal records from local law enforcement agencies for screening purposes.
- Requests criminal records from State law enforcement agencies for screening purposes.
- Accesses FBI criminal records from the FBI for screening purposes (either directly or through an NCIC-authorized source).

Waiting List Organization:

HACB plans to use the following methods to organize its public housing waiting list:

- Community-wide list (current)
- Site-based waiting lists (planned)
- Other
 - ⊙ Incentive transfer policy
 - ⊙ Pequonnock Apartment Settlement Agreement
 - ⊙ Matyasovsky Consent Decree
 - ⊙ Waiting list for elderly
 - ⊙ Designated buildings (elderly and disabled only at former Park City Hospital)

Persons interested in public housing may apply for admission at:

- HACB's main administrative office
- HACB's development site management office
- Trumbull Gardens Administrative Office Resident Selection Department

HACB plans to operate nine, newly established site-based waiting lists in the coming year. The Authority currently utilizes one community-wide wait list; however:

- Pequonnock Apartments replacement units will have a site-based wait list, as per Pequonnock Apartment Settlement Agreement.
- Settlement Agreement to house disabled households in Fireside Apartments, Harborview Towers and 25 scattered site units requires HACB to have a separate site based wait list for the sites.
- We intend to operate site based waiting lists for each family development: Marina Village, PT Barnum, Charles Greene Homes, Trumbull Gardens, and Scattered Sites.

Families may be on more than one list simultaneously (two or three), depending on their particular circumstances:

- Applicants off the public housing wait list are offered Pequonnock Section 8 vouchers or may be eligible for admissions to scattered sites.
- Former residents of Pequonnock Apartments are given preference to occupy a scattered site unit as completed by the City of Bridgeport.
- Elderly residents may be former Pequonnock Apartments and would be eligible for certain benefits.

- Disabled households may concurrently be on the elderly/disabled list and on the regular wait list.
- All current applicants can be on the list of up to 3 developments or opt for first available unit.

People interested in obtaining more information about the site-based waiting lists and wishing to sign up for these waiting lists may access information and applications at:

- HACB's main administrative office.
- All HACB development management offices.
- Management offices at developments with site-based waiting lists.

Assignment:

Applicants are ordinarily given two choices of vacant units concurrently and with good cause before they are removed from the waiting list, although this policy is not consistent across all waiting list types:

- Per the Pequonnock Apartment Settlement Agreement, former residents of Pequonnock Apartments may return to public housing and are not limited to two choices.

Admissions Preferences:

HACB plans to exceed federal targeting requirements by targeting more than 40percent of all new admissions to public housing to families at or below 30 percent of area median income.

Transfers will take precedence over new admissions when residents are:

- Suffering emergencies.
- Overhoused.
- Underhoused.
- Documenting a medical justification.
- Requested by HACB, for administrative reasons, to move (e.g., to permit modernization work).

Offers of apartments will be made in the following order:

1. Emergency transfers;
2. Administrative transfers in the following category order:
 - a) Category 1: Reasonable accommodations for residents with disabilities
 - b) Category 2: Three sub priorities below:
 - Modernization and Revitalization transfers
 - Problems of violence that are less than life-threatening
 - Serious overcrowding, over-housing, and split families
3. Incentive transfers;
4. New Admissions from the waiting list;
5. Category 3 Administrative transfers.

HACB has established preferences for admission to public housing (other than date and time of application). HACB plans to employ the following admission preferences in the next year:

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition).
- Victims of domestic violence.

Other preferences:

- 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.
- Compliance with consent decrees:
 - ⊙ Pequonnock Apartment Settlement Agreement – former residents of may return to public housing
 - ⊙ Matyasovsky Consent Decree – disabled applicants will have preference over elderly applicants for Fireside Apartments and Harborview Towers until the sites reach a specific ratio
 - ⊙ Reentry
 - ⊙ Homeless
 - ⊙ Refugees
 - ⊙ Lease in Place (applicants for FPV replacement housing will be leased in place in existing properties acquired, with HUD's previous approval, as public housing, provided that such applicants meet minimum eligibility for HACB public housing)

HACB will employ admissions preferences according to the following priorities:

1 Date and Time

1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

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

1 Veterans and veterans' families

1 Residents who live and/or work in the jurisdiction

1 Lease in place

1 Compliance with consent decrees: Pequonnock Apartment Settlement Agreement and Matyasovsky Consent Decree

These preferences are not applicable to income targeting requirements; the pool of applicant families ensures that HACB will meet its income targeting requirements.

Occupancy:

Applicants and residents have access to the following sources of information about the rules of occupancy in public housing:

- The HACB resident lease.
- HACB's Admissions and (Continued) Occupancy policy.
- HACB briefing seminars or written materials.
- Other sources include:
 - ⊙ HACB's website.
 - ⊙ City Clerk's office.
 - ⊙ Bridgeport Public Library.

Residents notify HACB of changes in family composition at various junctures:

- At an annual reexamination and lease renewal.
- Any time family composition changes.
- At family request for revision .
- Other:
 - ⊙ As per Flat Rent guidelines.

De-concentration and Income Mixing:

HACB's analysis of its family (general occupancy) developments to determine concentrations of poverty indicates the need for measures to promote de-concentration of poverty or income mixing. Consequently, HACB adopted changes to its admissions policies based on the results on the required analysis, which led to the following:

- Adoption of site-based waiting lists for:
 - ⊙ Marina Village
 - ⊙ PT Barnum
 - ⊙ Charles Greene Homes
 - ⊙ Trumbull Gardens
 - ⊙ Scattered Sites
 - ⊙ The Eleanor and The Franklin (former Park City Hospital)
- Employing waiting list "skipping" to achieve de-concentration of poverty or income mixing goals at targeted developments listed below:
 - ⊙ Marina Village
 - ⊙ PT Barnum
 - ⊙ Charles Greene Homes
 - ⊙ Trumbull Gardens
 - ⊙ Scattered Sites
- Employing new admission preferences at targeted developments Listed below:
 - ⊙ Marina Village

- ⊙ PT Barnum
- ⊙ Charles Greene Homes
- ⊙ Trumbull Gardens
- ⊙ Scattered Sites

HACB did not adopt any changes to other policies based on the results of the required analysis of the need for de-concentration of poverty and income mixing.

Based on the results of the required analysis, HACB will make special efforts to attract or retain higher income families at the following developments:

- ⊙ Marina Village
- ⊙ PT Barnum
- ⊙ Charles Greene Homes
- ⊙ Trumbull Gardens
- ⊙ Scattered Sites

Based on the results of the required analysis, HACB will not make special efforts to assure access for lower income families.

Section 8

Eligibility:

HACB screens applicants for:

- Criminal and drug-related activity, more extensively than required by law or regulation
- Income Requirements
- Rental History

HACB requests criminal records from local law enforcement agencies for screening purposes.

HACB requests criminal records from State law enforcement agencies for screening purposes.

HACB accesses FBI criminal records from the FBI for screening purposes.

HACB shares the following kinds of information with prospective landlords:

- Criminal or drug-related activity.
- Other (describe below)
 - ⊙ HACB will furnish upon request by prospective Section 8 landlords with information about a family's rental history, compliance with essential conditions of tenancy, current address of prospective tenant, and name and address of current and/or previous landlord, or any history of drug trafficking.

Waiting List Organization:

The section 8 tenant-based assistance waiting list is merged with not merged with federal public housing, moderate rehabilitation, project-based certificate programs, or other federal or local program. ? (select all that apply)

Interested persons may apply for admission to section 8 tenant-based assistance when and as specific by HACB in public advertisements. (select all that apply)

Search Time:

HACB gives extensions on standard 60-day period to search for a unit in the following circumstances:

- Vouchers are initially issued for sixty (60) days.
- Extensions are permissible at the discretion of the Authority at 30-day intervals up to a maximum of sixty (60) days primarily for these reasons:
 - ⊙ Extenuating circumstances, such as hospitalization or a family emergency for an extended period of time that has affected the family's ability to find a unit within the initial sixty-day period.
 - ⊙ The Authority is satisfied that the family has made a reasonable effort to locate a unit, including seeking the assistance of the Authority, through the initial sixty-day period.
 - ⊙ The family was prevented from finding a unit due to disability accessibility requirements or large size bedroom unit requirement.
 - ⊙ Per the Pequonnock Apartments Settlement Agreement, for eligible Pequonnock Apartment residents (180 days, subject to 60 day extensions for good cause).

Admissions Preferences:

HACB has established preferences for admission to Section 8 tenant-based assistance.

HACB plans to employ the following admission preferences in the coming year:

- Working families and those unable to work because of age or disability.
- Veterans and veterans' families.
- Victims of domestic violence.
- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition).
- Residents who live and/or work in HACB's jurisdiction.

- Other preferences:
 - ⊙ HACB will comply with Pequonnock Apartment Settlement Agreement and subsequent revisions.
 - ⊙ HACB will comply with Father Panik Village Settlement Agreement and subsequent revisions.
 - ⊙ HACB will comply with the Matyasovsky consent decree.

HACB will employ admissions preferences, indicating priority by marking a “1” in the space that represents its first priority, a “2” in the box representing its second priority, etc., as follows:

1 Date and Time

Former Federal preferences

1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

1 Victims of domestic violence

Other preferences (select all that apply)

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

1 Veterans and veterans’ families

1 Residents who live and/or work in your jurisdiction

Other preferences:

2 HACB will comply with Pequonnock Apartment Settlement Agreement and subsequent revisions.

2 HACB will comply with Father Panik Village Settlement Agreement and subsequent revisions.

2 Matyasovsky consent decree.

Among applicants on the waiting list with equal preference status, date and time of application will determine order of application.

HACB plans to employ preferences for “residents who live and/or work in the jurisdiction,” provided this preference has previously been reviewed and approved by HUD.

NB: Given the pool of applicant families, HACB’s planned preferences will not interfere with HACB’s income to income targeting requirements.

Special Purpose Section 8 Assistance Programs:

Policies governing eligibility, selection, and admissions to any special-purpose Section 8 program administered by HACB are contained in HACB’s:

- Section 8 Administrative Plan.
- Briefing sessions and written materials.
- Other:
 - ⊙ Pequonnock Apartment Settlement Agreement and subsequent amendment.

- ⊙ Father Panik Village Settlement Agreement and subsequent amendment.
- ⊙ Section 8 Voucher Homeownership Program upon funding availability.

HACB will announce the availability of any special-purpose Section 8 programs to the public through:

- Published notices.
- Other:
 - ⊙ Pequonnock Apartment Settlement Agreement and subsequent amendment.

2. Statement of Financial Resources

Following is a list of financial resources that are anticipated to be available to HACB for the support of Federal public housing and tenant-based Section 8 assistance programs administered by HACB during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, the use for those funds is indicated as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

FY2009 Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund	\$11,349,751	
b) Public Housing Capital Fund	\$4,062,683 CFP \$ 439,768 RHF \$5,699.214 CFPS	
c) HOPE VI Revitalization	\$0	
d) HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$27,458,114	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
g) Resident Opportunity and Self-Sufficiency Grants	\$350,000/3 yrs	Computer training specialist, Job Developer, Job pre-employment program
h) Community Development Block Grant	\$5,000	Youth services; family self sufficiency; north end social services
i) HOME	\$0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$5,462,000	Public housing operations, tenant services

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Other income (list below)		
Operations	\$ 730,247	Operations
Funding for replacement units	\$1,153,081	Replacement of Father Panik Village units
4. Non-federal sources (list below)		
Total resources	\$56,521,525	

3. Rent Determination

Public Housing

Income Based Rent Policies:

- HACB employs discretionary policies for determining income-based rent, assuming a minimum rent of \$26-50.
- HACB has adopted discretionary minimum rent hardship exemption policies, as indicated below:
 - ⊙ The family has lost eligibility for or is awaiting eligibility determination for a Federal, State or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent resident under the Immigration and Nationality Act who would be entitled to public benefits by for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996.
 - ⊙ The family would be evicted as a result of the imposition of the minimum rent.
 - ⊙ The income of the family has decreased because of changed circumstance, including the loss of employment, death in the family or other circumstances as determined by HACB or HUD.

HACB plans to charge rents at a percentage less than 30percent of adjusted income:

- ⊙ Residents may choose flat rent rates. Rates, as indicated above, will range from \$25-\$50.

The following discretionary (optional) deductions and/or exclusions policies are employed by HACB:

- For the earned income of a previously unemployed household member.
- For increases in earned income.

Ceiling rents:

HACB does not establish ceiling rents.

Rent Re-determinations:

Between income reexaminations, tenants report changes in income or family composition to HACB at the following junctures

- Any time the family experiences an income increase.
- Within ten calendar days of all changes in family composition or status.

HACB does not plan in the next year 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.

Flat Rents:

In setting its market-based flat rents, HACB drew from the following sources of information to establish comparability:

- The Section 8 rent reasonableness study of comparable housing
- HACB has adopted flat rents based on a reduced rate of the Fair Market Rent for units comparable in size, location, quality, unit type, age, housing services, maintenance, utilities and amenities in the area in which each public housing development is located. HACB will apply flat rents to its inventory-wide public housing stock. HACB used the Section 8 Annual Rent Reasonableness Study to establish the Fair Market Rents.

PEQUONNOCK SECTION/LOWER WOOD AREA

Charles Greene Homes, Catherine Street, Calhoun Street, Harral Avenue, Highland Avenue, Madison Avenue, Pequonnock Towers, Sedgewick Avenue

Unit Type	Flat Rent
Efficiency/Studio	\$413.00
One (1) Bedroom	\$525.00
Two (2) Bedroom	\$638.00
Three (3) Bedroom	\$731.00
Four (4) Bedroom	\$825.00
Five (5) + Bedroom	\$949.00

SOUTH END/WEST END AREA

Marina Village, P.T. Barnum, and Pequonnock Apartments, Atlantic Avenue, Center Street, Charles Street, Elmwood Avenue, Grove Street, Iranistan Avenue, Norman Court, Park Avenue, West Liberty, and Wood Avenue, Poplar Street, Carleton Avenue

Unit Type	Flat Rent
Efficiency/Studio	\$413.00
One (1) Bedroom	\$525.00
Two (2) Bedroom	\$638.00
Three (3) Bedroom	\$713.00
Four (4) Bedroom	\$825.00
Five (5) + Bedroom	\$949.00

UPPER EAST SIDE/MILL HILL AVENUE AREA

Asylum Street, Bond Street, Boston Commons, Concord Street, Grant Street, Kings Bury Road, Kossuth Street, North Bishop Avenue, North Ridgefield Avenue, Ogden Street EXT, Pixlee Street, Prince Street, Priscilla Street, Sheridan Street, Stillman Street, Summerfield Avenue, Tudor Hill, Velvet Street

Unit Type	Flat Rent
Efficiency/Studio	\$450.00
One (1) Bedroom	\$563.50

Two (2) Bedroom	\$683.00
Three (3) Bedroom	\$750.00
Four (4) Bedroom	\$874.00
Five (5) + Bedroom	\$1005.00

LOWER EAST SIDE/EAST END AREA

Fireside Apartments and Harborview Towers, Beardsley Street, Cowles Street, Dekalb Avenue, Hewitt Street, Newfield Avenue, Sixth Street, Williston Street, Caroline Street, Cedar Street, East Main Street, Hallett Street, Marlboro Court, Nichols Street, Steuban Street, Water view Avenue, Pembroke II

Unit Type	Flat Rent
Efficiency/Studio	\$413.00
One (1) Bedroom	\$525.00
Two (2) Bedroom	\$638.00
Three (3) Bedroom	\$713.00
Four (4) Bedroom	\$825.00
Five (5) + Bedroom	\$949.00

RESERVOIR AREA

Trumbull Avenue, Alba Avenue, Alexander Avenue, Ezra Street, Garden Drive, Hawley Avenue, Houston Avenue, Lindley Street, Parrot Street, Salem Street, Sound view Avenue, Sunshine Circle, Yaremich Drive

Unit Type	Flat Rent
Efficiency/Studio	\$488.00
One (1) Bedroom	\$600.00
Two (2) Bedroom	\$728.00
Three (3) Bedroom	\$806.00
Four (4) Bedroom	\$926.00
Five (5) + Bedroom	\$1065.00

NORTH END AREA

Clark Street, Woodside Avenue

Unit Type	Flat Rent
Efficiency/Studio	\$488.00
One (1) Bedroom	\$600.00
Two (2) Bedroom	\$728.00
Three (3) Bedroom	\$806.00
Four (4) Bedroom	\$926.00
Five (5) + Bedroom	\$1065.00

LOWER NORTH END AREA

Unit Type	Flat Rent
Efficiency/Studio	\$450.00
One (1) Bedroom	\$563.00
Two (2) Bedroom	\$683.00
Three (3) Bedroom	\$750.00
Four (4) Bedroom	\$874.00
Five (5) + Bedroom	\$1005.00

BLACK ROCK AREA

Belmont Avenue, Harbor Avenue, Scofield Avenue

Unit Type	Flat Rent
Efficiency/Studio	\$488.00
One (1) Bedroom	\$600.00
Two (2) Bedroom	\$728.00
Three (3) Bedroom	\$806.00

Four (4) Bedroom	\$926.00
Five (5) Bedroom	\$1065.00

Section 8 Tenant-Based Assistance

Payment Standards:

HACB's payment standard is at or about 90 percent but below 100 percent FMR, but above 100 percent only for HUD approved Section 8 Vouchers as per Pequonnock Apartment Settlement Agreement.

Payment standards are reevaluated for adequacy annually, and consider the following factors in its assessment of adequacy:

- Success rates of assisted families.
- Rent burdens of assisted families.

Minimum Rent:

HACB's minimum rent ranges from \$26-50.

HACB has adopted the following discretionary minimum rent hardship exemption policies:

- Lost eligibility while waiting for a determination for Federal, state or local assistance programs.
- Facing an eviction because of this hardship.
- Income decrease because of changed circumstance (e.g., unemployment).
- Death in the family and other circumstances determined by HACB or HUD.

4. Operations and Management

PHA Management Structure

A brief description of the management structure and organization of HACB follows:

HUD Programs Under PHA Management:

Following is a list of Federal programs administered by HACB, indicating the number of families served at the beginning of the upcoming fiscal year and the expected turnover in each.

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	2218	320
Section 8 Vouchers	2813	8%
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	183	0
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

Management and Maintenance Policies:

Following is a list of HACB's public housing management and maintenance policy documents, manuals, and handbooks that contain the agency's rules, standards, and policies, including a description of pest prevention and eradication measures and the policies governs Section 8 management:

- Public Housing Maintenance and Management:
 - ⊙ Affirmative Marketing Policy, Statement of Procedures and Fair Housing Procedures
 - ⊙ Capitalization Policy & Investment Policy
 - ⊙ Procurement Policy
 - ⊙ Admissions and Continued Occupancy Policy, Resident Lease, Rent Collection Policy, Pet Policy, Emergency and Work Order Policy, Grievance Procedures

- ⊙ Extermination Plan for each development
- Section 8 Management: (list below)
 - ⊙ Section 8 Administration Plan
 - ⊙ Section 32 homeownership plan
 - ⊙ Section 8 Voucher Homeownership Program

5. PHA Grievance Procedures

Public Housing

HACB has not established any written grievance procedure that makes additions to the requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

Residents or applicants to public housing who wish to initiate HACB's grievance process may apply at:

- HACB's main administrative office.
- HACB's development management offices.
- Other:
 - ⊙ Office of the Director of Asset Management at Gary Crooks Center, 301 Bostwick Avenue, Bridgeport, CT 06604.

Section 8 Tenant-Based Assistance

HACB has not 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.

Applicants or assisted families who wish to initiate the informal review and informal hearing processes may apply at:

- PHA main administrative office.
- The Office of the Director of Section 8 at 150 Highland Avenue, Bridgeport, CT.

6. Designated Housing for Elderly and Disabled Families

HACB has designated and may apply for additional approval to designate 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.

HACB has applied for and been granted approval since the last planning year elderly-only and disabled-only designations for the following developments:

Designation of Public Housing Activity Description
1a. Development name: The Eleanor (formerly Park City Hospital) 1b. Development (project) number: CT26-P001-058
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (<u>approved 01/15/2009</u>)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 62 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: The Franklin (formerly Park City Hospital) 1b. Development (project) number: CT26-P001-059
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (<u>approved 01/15/2009</u>)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected: 24 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

7. Community Service and Self-Sufficiency

HACB Coordination with the Welfare (TANF) Agency

HACB had not 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).

Coordination efforts between HACB and the TANF agency are identified through:

- 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

Services and programs offered to residents and participants

Self-Sufficiency Policies:

The following discretionary policies will be employed by HACB to enhance the economic and social self-sufficiency of assisted families:

- Public housing rent determination policies.
- Public housing admissions policies.
- Section 8 admissions policies.
- Preference/eligibility for public housing homeownership option participation.
- Preference/eligibility for section 8 homeownership option participation.

Economic and Social Self-sufficiency Programs:

HACB coordinates, promotes or provides several programs to enhance the economic and social self-sufficiency of residents:

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)
<i>Computer Learning Center</i>	<i>400</i>	<i>Random</i>	<i>PT Barnum</i>	<i>Public Housing</i>
<i>Resident Service Coordinator for elderly and disabled households</i>	<i>1000</i>	<i>Random</i>	<i>Community Affairs Department</i>	<i>Public Housing</i>
<i>Scholarship Program</i>	<i>2</i>	<i>Random</i>	<i>Community Affairs</i>	<i>Public Housing and Section 8</i>
<i>Homeownership</i>	<i>Varies</i>	<i>Random</i>	<i>Resident Selection</i>	<i>Public Housing</i>

				<i>and Section 8</i>
<i>Job Developer</i>	<i>2917</i>	<i>Random</i>	<i>Community Affairs</i>	<i>Public Housing and Section 8</i>
<i>After-School Programs</i>	<i>300</i>	<i>Random</i>	<i>Trumbull Gardens, Greene Homes, Marina Village</i>	<i>Public Housing and Section 8</i>
<i>Summer Sensational Camp</i>	<i>75</i>	<i>Random</i>	<i>Trumbull Gardens</i>	<i>Public Housing Residents</i>
<i>GED Program</i>	<i>20</i>	<i>Specific Criteria</i>	<i>Gary Crooks</i>	<i>Public Housing</i>
<i>Renter's Rebate Program</i>	<i>450</i>	<i>Elderly/Disabled</i>	<i>Site Offices</i>	<i>Public Housing</i>
<i>Resident Association Leadership Training</i>	<i>9</i>	<i>Resident Association Officers</i>	<i>Resident Associations/Site Offices</i>	<i>Public Housing</i>
<i>Credit Smart</i>	<i>36</i>	<i>Random</i>	<i>Gary Crooks Center</i>	<i>Public Housing/Section 8</i>

Family Self-sufficiency programs
Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2008 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	N/A	0
Section 8	57	57 as of July 15, 2009

Welfare Benefit Reductions

HACB 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:

- 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.
- Maintaining a protocol for exchange of information with all appropriate TANF agencies.

Community Service Requirement (pursuant to Section 12c of the U.S. Housing Act of 1937)

The Authority will operate within the following guidelines:

All adult (nonexempt) residents of public housing must perform an average of 8 hours per month of community service or participate in an economic self-sufficiency program for 8 hours per month or a combination of each activity for a total average of 8 hours a month or a total of 96 hours per year.

The Authority exempts adult resident who are elderly, blind or disabled preventing them from participating, a primary caretaker of such an individual, exempt from work by the State, receiving assistance and in compliance with State or TANF requirements, or is gainfully employed. The adult resident is exempt if they are already participating in community service and/or self-sufficiency activities as defined below.

Work activities include unsubsidized or subsidized employment, work experience if sufficient private sector employment is not available, on-the-job training, job search or job readiness assistance, community service programs, vocational educational training (not to exceed 12 months for any individual), and/or job skills training directly related to employment.

1. COMMUNITY SERVICE ACTIVITIES

The Authority will give residents the greatest amount of community service activities possible for participation. The Authority will inform residents of volunteer opportunities in the community annually, during any changes in the household, and during admissions. Community service activities can include, but not limited to, physical improvement of the community, volunteer work in schools, child-care centers, hospitals, homeless shelters, or other social service organizations.

Political activity cannot be considered community service. The Authority will not replace HACB employees with community service residents.

2. SELF-SUFFICIENCY ACTIVITIES

The self-sufficiency program is defined as any program designed to encourage, develop, assist, train, or facilitate economic independence or to provide work for our public housing residents. These activities may include job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health counseling and treatment).

3. LEASE REQUIREMENTS

HACB reserves the right to not renew the household's lease should they fail to comply with the community service requirement. Failure to complete the 96 hours per year will carry over to the following year. Households must enter into an agreement to complete them. Should the household continue to fail the requirement, the Authority will exercise its right not to renew the household's lease. Further non-compliance (i.e. one adult member not meeting requirement, two years of non-participation) may result in eviction.

4. ADMINISTRATION OF PROGRAM AND REQUIREMENTS

The Department of Social Services (DSS) has partnered with the Authority to provide information regarding eligibility of public housing residents receiving assistance. DSS will verify the number of people on public assistance and also provide the number of months they have remaining on their eligibility.

The Authority will initially identify residents paying minimum rent. The Community Affairs Department will provide an assessment to determine exemption or non-exemption. The Counselor will then develop a plan of action identifying their needs and course of action to comply with the requirements should they be identified as non-exempt.

Subsequently, the Authority will continue to identify non-exempt residents annually during their re-certification, intermittently as households' request changes, during new admissions, and/or as identified by DSS as non-exempt. The Authority reserves the right to change exemption status during the year should they become exempt or non-exempt.

The Authority will provide residents with a Community Service Verification Form that should be completed wherever they perform community service. The Authority will identify a point person from that organization as the sole verifier. That person's signature must be on the form. The resident must turn in their verification forms monthly to the Clerk Typist or the Site Manager. The Verification Forms will remain in the residents' file.

5. NOTIFICATION PROCESS

All new residents, during admissions, will be informed of this requirement. Their status will be determined annually during their re-certification and during any changes in the household.

Current residents will be notified annually by, but not limited to, mail, flyers, resident association meetings, monthly and quarterly mailers, and public meetings.

The Authority will periodically inform all social service agencies, churches, and local board of education of the service requirements and to identify point persons for verifications. All organizations providing the community service activity must comply with the Authority's non-discrimination policy.

8. Safety and Crime Prevention

Measures to Ensure the Safety of Public Housing Residents

Described in the following list are needs for measures to ensure the safety of public housing residents:

- 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.

HACB use the following information or data to determine the need to improve safety of residents:

- Safety and security survey of residents.
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority.
- Resident reports.
- HACB’s employee reports.
- Police reports.
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs.

The most affected among HACB’s developments are Marina Village, PT Barnum, Trumbull Gardens, Charles Greene, Harborview Towers, Fireside Apartments and the scattered sites.

Crime and Drug Prevention Activities Undertaken or Planned in the Next Fiscal Year

Following is a list of the crime prevention activities HACB has undertaken or plans to undertake:

- 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:
 - ⊙ Continuation of the unarmed security patrols in HACB developments.
 - ⊙ Continued income mixing.
 - ⊙ Providing homeownership opportunities.
 - ⊙ Planned revitalization of Marina Village.
 - ⊙ Installation of security cameras and security lighting at Marina Village, Charles Greene Homes, Trumbull Gardens, Harborview Towers, and PT Barnum Apartments.
 - ⊙ Assisting residents to obtain a skill, trade or higher education through the Authority’s scholarship program and job development programs through the ROSS grant.
 - ⊙ Narcotic Hotline #576-7983 and Gang Hotline #334-4264. Identification of all callers is not required and shall remain private should the caller identify themselves.

The developments most affected are Marina Village, PT Barnum, Trumbull Gardens, Charles Greene, Harborview Towers, Fireside Apartments and the scattered sites.

Coordination between HACB and the Police

Coordination efforts made between HACB and the appropriate police precincts for carrying out crime prevention measures and activities are listed below:

- 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 regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents

The developments most affected are Marina Village, PT Barnum, Trumbull Gardens, Charles Greene, Harborview Towers, Fireside Apartments and the scattered sites.

9. Pets

HACB's policy—originally developed after weighing and balancing the interests of Housing Authority's residents, management, and the communities surrounding HACB developments—permits, in accordance with Federal regulations, pet(s) in specified dwelling sites:

- No exotic, wild or dangerous animals, snakes, farm animals to include chickens and roosters or any other animal not permitted in residential units by state or local laws, ordinances or this policy may be kept by residents.
- Public housing residents living in determined sites are permitted to keep no more than one dog or one cat per unit. The site restrictions do not apply to service animals that assist persons with disabilities, or service animals that accompany visitors to the developments, or elderly residents requiring the companionship of an animal.

Currently, additional fees and restrictions apply, which is outlined in the Admissions and Continued Occupancy Policy. The document is available for review to the public. (As part of the comprehensive review of HACB's resident lease, the pet policy is being further scrutinized and fine tuned.)

10. Civil Rights Certifications

Civil rights certifications are included in HACB's Plan Certifications of Compliance with the PHA Plans and Related Regulations, and are consistent with the jurisdictional guidelines set forth in the Consolidated Plan of the City of Bridgeport.

HACB has taken the following steps to ensure consistency of this Plan with the Consolidated Plan for the jurisdiction:

- 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.
- The Authority is participating in the Asset Control Area Participation Program.

11. Fiscal Audit

HACB is 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)). The most recent fiscal audit (2007) was submitted to HUD. Six findings were made as a result of that audit and responses to those findings have been made.

12. PHA Asset Management

HACB plans to engage in the following types of asset management activities in the Plan Year:

- Private management for select scattered sites.
- Development-based accounting.
- Other:
 - ⊙ Physical Needs Assessment updates.
 - ⊙ Energy Audit and Performance Contract improvements.

13. Violence Against Women Act (VAWA)

HACB continues to work with Connecticut Legal Services and other local organizations (Center for Women and Families and Emerge, as well as member agencies of the Greater Bridgeport Area Continuum of Care) to develop policies and procedures for both the public housing and Section 8 programs that HACB will then implement and monitor. We will comply with the requirement of the Act as prescribed in the Federal Register, Volume 72, No. 51, March 16, 2007. Upon completion of the policies and procedures, they will be incorporated into the Admissions and Occupancy Plan and into the Section 8 Administrative Plan.

We continue to work with other local housing authorities to develop an inter-agency/regional policy and protocol to provide protections and opportunities for victims of domestic violence.

In the meantime, referrals are made to the Center for Women and Families and any admissions or transfer requests are addressed on a case-by-case basis.

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

7.0a. Hope VI

HACB has neither applied for nor received a HOPE VI revitalization grant. However, HACB plans to apply for HOPE VI grants as soon as the upcoming year to address either the Marina Village or the former Marina Apartments/Pequonnock sites.

Mixed Finance Modernization or Development

HACB will be engaging in mixed-finance development activities for public housing within the Plan year. Currently, HACB has created and implemented plans to complete several identified developments in satisfaction of the Father Panik Replacement Agreement, including funding for The Eleanor and The Franklin (the former Park City Hospital) and Yaremich II.

In addition, HACB will be conducting other public housing development and/or replacement activities. For example:

- The City of Bridgeport is conducting replacement housing activities to comply with the Pequonnock Apartment Settlement Agreement.
- Possible purchase and rehabilitation of properties in the West Side, East End, and Hollow neighborhoods.
- Construction of 35 units of family housing over the site of Southwest Community Health Center's new dental clinic on Albion Street.

7.0B. Demolition and Disposition

HACB plans to conduct 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.

Demolition/Disposition Activity Description
1a. Development name: Marina Village 1b. Development (project) number: CT26-P001-002
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>

4. Date application approved, submitted, or planned for submission: <u>(August 2010)</u>
5. Number of units affected: to be confirmed during discussion with community and residents, but remaining units not rehabilitated will be affected by this activity.
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: October 2009 to begin discussions with community and residents about Master Development Plan for Marina Village b. Submission of Master Development Plan to HUD for review and approval, which may include demolition activities in August 2010- c. demolition of other building to begin in January 2011, projected end date of activity in December 2016:

Demolition/Disposition Activity Description
1a. Development name: Wayne Street 1b. Development (project) number: CT26-P001-040
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(July 2005 approved for demolition; planned submission for disposition by October 2008)</u>
5. Number of units affected: 15 uninhabited units
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: The building on site was approved for demolition in July 2005. As part of our requirement to replace housing under the Father Panik Village replacement program and the Pequonnock Apartment Settlement Agreement, the Authority reserves the option to dispose of the property for the benefit of either agreement. Should HACB determine the viability of disposing of this property, we expect to submit an application by December 2009.

Demolition/Disposition Activity Description
1a. Development name: Former Father Panik Village 1b. Development (project) number: CT26-P001-001 (original) CT26-P001-053

(development budget used)
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(April 29, 2005)</u>
5. Number of units affected: Parcel is vacant
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development 7 acres <input type="checkbox"/> Total development
7. Timeline for activity: Complete.

Demolition/Disposition Activity Description
1a. Development name: Former Park City Hospital Building and adjacent housing authority owned vacant land parcels on Garden Street and Black Rock Avenue 1b. Development (project) number: CT26-P001-053k
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(August 2008)</u>
5. Number of units affected: to be confirmed during discussion with community and residents, but remaining units not rehabilitated will be affected by this activity.
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: Under construction. Projected completion and lease up in 2010.

Demolition/Disposition Activity Description
1a. Development name: Former Father Panik Village 1b. Development (project) number: CT26-P001-001 (original) CT26-P001-053 (development budget used)
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/>

Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(October 2009)</u>
5. Number of units affected: Parcel is vacant
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development approximately 10 - 12 acres
7. Timeline for activity: a. establish master plan for vacant property as mixed income mixed use site by 4 th quarter of 2009. b. Submit application in March 2010. c. Begin development activity based on master plan recommendations, ability to secure public financing and availability of private development funds.

Demolition/Disposition Activity Description
1a. Development name: Marina Apartments Lot 1b. Development (project) number: CT26-P001-002b
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(January 2010)</u>
5. Number of units affected: Parcel is vacant
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development approximately 5 acres
7. Timeline for activity: As part of a comprehensive revitalization plan for the Marina Apartments, Pequonnock Apartments lot and adjacent properties owned by the City with a preferred developer, HACB anticipates a planned disposition application in January 2010.

Demolition/Disposition Activity Description
1a. Development name: Pequonnock Lot 1b. Development (project) number: CT26-P001-026
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/>

Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(January 2010)</u>
5. Number of units affected: <u>0</u>
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: As part of a comprehensive revitalization plan for the Marina Apartments, Pequonnock Apartments lot and adjacent properties owned by the City with a preferred developer, HACB anticipates a planned disposition application in January 2010.

Demolition/Disposition Activity Description
1a. Development name: Marina Village 1b. Development (project) number: CT26-P001-002a
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(October 5, 2006)</u>
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development, for easement with CT Light and Power <input type="checkbox"/> Total development
7. Timeline for activity: Completed.

Demolition/Disposition Activity Description
1a. Development name: Marina Apartments 1b. Development (project) number: CT26-P001-002b
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/>

Submitted, pending approval <input type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(March 14, 2007)</u>
5. Number of units affected: Parcel is vacant
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development, for easement to CT Light and Power <input type="checkbox"/> Total development
7. Timeline for activity: Completed.

Demolition/Disposition Activity Description
1a. Development name: 168-172 Catherine Street, 158-168 Catherine Street, 207 Catherine Street, 152-156 Catherine Street
1b. Development (project) number: CT26-P001-053
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(planned application December 2009)</u>
5. Number of units affected: three properties are vacant
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Submission of application: December 2009

Demolition/Disposition Activity Description
1a. Development name: Father Panik Village Acquired Units for Replacement Housing: 26 Adams Street, 244-246 Olive Street, 331 Alba Street, 319, 325, 329 Woodlawn Avenue, 331 Alba, 65-69 Highland Avenue, 191-197 and 323 Harral Avenue, 1081-1083 Iranistan Avenue, 147-153 and 157-163 Lee Avenue, and 177 Voight Ave, 1327 Reservoir Avenue, 46-56 Albion Street
1b. Development (project) number: CT26-P001-053
2. Activity type: Demolition <input checked="" type="checkbox"/>

Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (<u>planned application December 2009</u>)
5. Number of units affected: properties are vacant
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Submission of application: December 2009 b. HUD review and approval: February 2010 c. Transaction completion: April 2010

Demolition/Disposition Activity Description
1a. Development name: Trumbull Gardens 1b. Development (project) number: CT26-P001-044: 585-635 Trumbull Avenue, 476-730 Trumbull Avenue and 15-68 Terrace Circle
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (<u>4th quarter 2010</u>)
5. Number of units affected: 205
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
4. Timeline for activity: a. Submission of application: November 2010 b. HUD review and approval: March 2011 c. Transaction completion: May 2011

Demolition/Disposition Activity Description
1a. Development name: Pembroke III: 70 Church Street, 271 Hallett Street and 540 Crescent Street 1b. Development (project) number: CT26-P001-to be determined
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)

Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(October 2010)</u>
5. Number of units affected: 1.6 acre parcel is vacant
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Submission of application: October 2010 b. HUD review and approval: February 2011 c. Transaction completion: April 2011

Demolition/Disposition Activity Description
1a. Development name: Various occupied single family scattered site properties
1b. Development (project) number: CT26-P001-to be determined
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(4th quarter of 2009)</u>
5. Number of units affected: 32 occupied units
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: HACB is reviewing its entire public housing inventory to determine the most appropriate housing to remain within our portfolio. Upon completion of this review, certain public housing properties most appropriate for creating additional housing will be disposed of under the Section while those most appropriate for homeownership opportunities will be identified under the homeownership section.

Demolition/Disposition Activity Description
1a. Development name: 361 Bird Street, Central Warehouse
1b. Development (project) number: CT26-P001-005
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/>

Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(2nd quarter of 2010)</u>
5. Number of units affected: 0 units
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: HACB is reviewing its inventory to determine the most appropriate use of office facilities based on existing and future office needs. Upon determination of the best of the site, the BHA may dispose of the property.

Demolition/Disposition Activity Description
1a. Development name: Church Street (Beth's House) 1b. Development (project) number: TBD
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(3rd quarter of 2009)</u>
5. Number of units affected: 0 units
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: HACB is negotiating the potential to purchase Sts. Cyril and Methodius convent on Church Street (contiguous to Fr. Panik Village property) from the Catholic Diocese of Fairfield County. The Diocese is also negotiating the potential to purchase of HACB land underlying the Church of Sts. Cyril and Emodius parking lot. Upon contract with the Diocese, HACB will make application to HUD for approval of the purchase and the disposition of the parking lot property.

7.0c. Conversion of Public Housing to Tenant-Based Assistance

None of HACB's developments or portions of developments have been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act. However, HACB will be analyzing Trumbull Gardens, Marina

Village and other single- and two-family properties to determine if conversion to tenant-based assistance is appropriate for the sites.

7.0d. Homeownership

HACB administers an optional homeownership programs under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)). Following is the activity description:

Public Housing Homeownership Activity Description	
1a. Development name:	Scattered Sites
1b. Development (project) number:	to be determined
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" 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 checked="" 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:	<u>(3/31/1999)</u>
5. Number of units affected:	20
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Various Scattered Sites single family homes
1b. Development (project) number:	all projects may be affected
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" 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 checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for	

submission: (February 2009)

5. Number of units affected: 20

6. Coverage of action: (select one)

Part of the development

Total development

The BHA is reviewing its entire public housing inventory to determine the most appropriate housing to remain within our portfolio. Upon completion of this review, certain public housing properties most appropriate for creating additional housing will be disposed of under the Section while those most appropriate for homeownership opportunities will be identified under the homeownership section.

HACB also plans 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. The proposed Program, which will be limited to 25 families or fewer, will employ the following minimum criteria for its Section 8 Homeownership Program:

- Eligible households will make a minimum of 3percent down payment towards the purchase of the home.
- At least 1percent of the down payment will come from the household's resources.

7.0e. Project-based Vouchers

HACB is currently drafting an RFP for a new round of applications for its project-based voucher program. HACB intends to use this program to provide housing for preferred populations as well as for people living at or below 30 percent of area median income. Consequently, the parameters of the project-based voucher program will correspond with the housing needs, and the admissions and occupancy guidelines already in place at HACB.

See tables on pages 83-84 indicating the number and general locations of project-based vouchers in HACB's program.

8.0 Capital Improvements

Capital Fund Program/Modernization Activities

In 2009-10, HACB will follow its established modernization priorities in order to ensure ongoing long-term physical and social viability of our developments:

- Emergency Work—eliminate any emergency or potential emergency conditions. Emergency remediation must be expedient and sensitive to budgetary constraints.
- Statutory or Code Compliance, in particular, 504 compliance.
- Energy Conservation Measures to yield cost savings, which can in turn add resources to the operating budget. HACB has secured a financing partner and is about to complete the necessary contracts for its Energy Performance Contract (EPC). The EPC outlines several conservation measures that should be completed in approximately 12 months.
- Building Envelope—roofing, brick repair/replacement, window and door replacement, etc.
- System Replacement—whole structure concerns, such as plumbing, electrical, HVAC, etc.
- Interiors—unit- and office-specific improvements and repairs.
- Administrative Activities—management and operational improvements, such as staffing, A & E consultations, special consultation firms, security needs, resident programs, training, acquisition, relocation, technology improvements and inventory controls.
- Grounds—improvements established in our site master plans.
- Development Activities—construction and acquisition and rehabilitation of properties to meet Father Panik Village Replacement requirements and/or to increase supply of affordable rental housing units.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report

HUD form 50075.1 is attached. ct001a03 for capital fund; ct001b03 for replacement housing factor

8.2 Capital Fund Program Five-Year Action Plan

HUD form 50075.2 is attached. ct001a03

8.3 Capital Fund Financing Program

HACB proposes to use a portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHP) to repay debt incurred to finance capital improvements.

9.0 Housing Needs

HACB's PNA, which is completed and currently available in draft form, provides an evaluation of sites based not only on their immediate and unique strengths and deficits, but also in the wider context of their strengths and weaknesses in the community at large, that is, from immediate neighborhoods to the greater City. Consequently, HACB has created a PNA document with assessment data that corresponds to items noted in the City of Bridgeport's Consolidated Plan and in the comprehensive analysis driving Bridgeport's housing policy conducted by CZB. With the approval from the City of Bridgeport, the following material has been reproduced from that analysis. The complete housing policy study conducted by CZB for the City of Bridgeport is available for review at http://bridgeportmasterplan.com/docs/czb_bridgeport.pdf.

A Demographic and Socioeconomic Snapshot of Bridgeport

According to the American Community Survey, Bridgeport was home to just over 32,000 residents in 2005. Those residents were substantially more diverse and significantly more vulnerable than residents in other portions of Fairfield County. Data at the Census tract level from 2000 (the most recent year available) and city and county wide data from 2005 (again, the most recent year available) clearly indicate the roots of the city's fiscal weakness: Bridgeport households are far more likely to live below the poverty level, earn less overall, rely on public assistance, and be led by single mothers than Fairfield County households; and Bridgeport adults are far more likely to be under-educated and unemployed than Fairfield County adults.

And, despite the promise of pent up demand manifest by the potential for Steel Point and other developments, Bridgeport has continued to lose ground against the Fairfield County in recent years. While the county added more than 56,000 residents between 1990 and 2005, the city lost nearly 10,000 – a decline of almost 7%. Those households that did move into Bridgeport in the 1990s averaged incomes equal to just 40% of the typical income among households moving into Fairfield County as a whole. City household incomes increased at a slower rate than county incomes over the course of the 1990s. By 2000, more Bridgeport households earned less than 30% of the Area Median Income, and fewer earned at least 80% of the Area Median Income than had in 1990. Between 2000 and 2005, poor Fairfield County residents remained highly concentrated and minority Fairfield County residents became increasingly concentrated in Bridgeport.

These conditions and trends undermine the city, its neighborhoods, and its residents in multiple ways. High-poverty neighborhoods typically have higher rates of crime and poorer quality public services, and offer adults and children less access to self-sufficiency and quality employment or education. Such socioeconomic distress can also prompt ongoing neighborhood decline: socioeconomic distress makes residents unable to improve their communities or encourage landlords to do so; social distress also weakens the demand for local housing, thereby reducing insiders' and outsiders' willingness to move into or invest in neighborhood units. Across Bridgeport, these realities force the city to do more with less, or to provide a wider array of social services with fewer resources (and less revenue-generating capacity).

None of this is lost on the regional home-buying public, primarily comprised of strong middle market households capable of and quite willing to spend exorbitantly on housing in the county so as to avoid spending in Bridgeport. However pent up, demand is waiting for signals that new housing stocks exist in Bridgeport, that development can occur seamlessly in Bridgeport, and that neighborhoods are becoming more amenable to middle income sensibilities in Bridgeport. These signals can come through a combination

of factors, such as public investments in beautification, higher levels of service delivery, increased standards of care through improved tenancy, and an increased sense of safety.

Who Lives in Bridgeport Now

The City of Bridgeport's total population has been declining since 1950 – a trend that accelerated between 1970 and 1980 and again between 2000 and 2005. The city's experience since 1990 contrasts sharply with Fairfield County's: rather than losing 7% of its population (like Bridgeport did), the county grew by 7%, adding over 56,000 new residents while Bridgeport lost nearly 10,000.

The city's experience also differs from those of other nearby municipalities: Norwalk added roughly 8,000 new residents and Stamford added more than 10,000 new residents during this time.

In 2005, the city's 132,011 residents were substantially more diverse than the county's roughly 884,000 residents. That year, just 27% identified as non-Hispanic white (compared to 70% countywide) while 36% identified as African American (up from 30% in 2000) and 32% identified as Hispanic.

Although already largely concentrated in Bridgeport by 2000, Fairfield County's African American residents became increasingly concentrated in Bridgeport between 2000 and 2005. In 2000, 48% of the county's black residents lived in Bridgeport (while just 16% of the county's overall population did so). Five years later, over half of Fairfield County's African American population lived in Bridgeport.

In contrast, outside of the County's other cities, at least 90% of residents were non-Hispanic white in 2000 (the last year data was available at the Census tract level).

In 2005, the city's population was also significantly more socioeconomically distressed than the County's. That year, three out of every six (58%) families with children were headed by single mothers (compared to just 22% countywide), over one-quarter (28%) of adults had not graduated from high school, 18% of residents lived below the poverty level (a rate more than double the county's), one out of every ten workers (9.9%) was unemployed, and the typical household earned just half as much as the typical household countywide.

While the city's portion of adults without a high school degree and unemployment rate declined (from 35% and 11%, respectively) between 2000 and 2005, other indicators remained relatively constant. And by 2000, most issues were primarily found in Bridgeport (and, to a lesser degree, in other Fairfield County cities) and not found in the area's suburban communities.

Poverty Rate (2000) Female-headed Households (2000)

In 1999 (the year reported by the 2000 Census), most city census tracts had median incomes below 50% of the Area Median Income that year; several had medians below figures, Bridgeport's Area Median Family Income was \$79,900 for a family of four and \$71,900 for a family of three.

By 2005, the city's income distribution was decidedly bottom-heavy: two-thirds (62%) of Bridgeport households had annual incomes below \$50,000; half (48%) had annual incomes below \$35,000.

Most problematic, though, is the region's income distribution. In both 2000 and 2005, the city's median income was equal to just half the County's. Between 2000 and 2005,

the city's median actually fell relative to the County's, increasing by just 7% while the county's rose by 10%.

The percentage of households in Bridgeport earning over 80% of the AMI actually decreased between 1990 and 2000, from 50% to 38%. At the same time, the portion of households earning less than 30% of the AMI increased, from 21% to roughly 25%.

Over the course of the 1990s, Bridgeport household incomes also increased at a slower rate than in other parts of Fairfield County – by just 21% in Bridgeport compared to 31% in Fairfield County as a whole. This suggests that Bridgeport residents are not experiencing the same level of economic gain as residents in nearby areas.

These trends are also prompted by the fact that Fairfield County's new higher-income households are not choosing Bridgeport. The average household income of all households and specifically owner households moving into units in Bridgeport during the 1990s were both roughly 40% of the comparable figures for Fairfield County.

Indeed, by 2000, most college graduates and professional workers lived outside of Bridgeport. That year, 40% of county adults had at least a Bachelor's degree, compared to just 12% of Bridgeport adults, and 44% of county adults worked in professional occupations, compared to just 22% for the city. Bridgeport Census tracts had some of the area's lowest portions of both groups in 2000: college graduation rates typically below 15% and less than 10% of workers in professional occupations.

Bridgeport's Housing Stock and Housing Market

The nature of the housing stock in Bridgeport further hampers housing market strength. Realtors, developers, and public officials all pointed to the age and configuration of local units as potential barriers to demand.

Most (68%) of the city's units were constructed prior to 1960; nearly two-fifths (39%) were constructed in 1939 or earlier. While half (51%) of the county's housing stock was at least 45 years old in 2005, a much larger share was fairly new: 21% of county units were built since 1980 (compared to just 10% in the city) and 4% were built since 2000 alone (compared to just 1% in the city).

According to the Census, building permits for just 1,050 units were issued in Bridgeport between 2000 and September 2006, representing a potential (if all permits were actually constructed) increase in housing units of less than 2%. By 2005 (according to the American Community Survey), only 723 units had been added since 2000, representing just 1.2% of the city's new total number of units.

In addition, city properties were more likely to include multiple units per structure and were more likely to have fewer bedrooms than their county equivalents. As of 2005, 33% of Bridgeport units were single-family homes (28% were detached homes and 5% were attached homes), 38% were smaller (2 to 4-unit) multifamily properties, and 28% were larger (5 units or more) multifamily properties. In Fairfield County as a whole, two-thirds (65%) of units were single-family homes and well over half (59%) were single-family detached homes.

Housing vacancy rates and values indicate the extent to which current and potential Bridgeport residents demand the city's existing housing stock. In 2000, the Census found 7.5% of the city's housing units to be vacant and considered 2.4% likely abandoned. The City's abandonment rate was fully three times the County's (0.8%). By 2005, the number of vacant units had increased by 66% in the city: from 4,060 in 2000 to 6,740 in 2005.

In 2000 (the most recent year data was available), vacancy rates in the city were not uniform across all housing types; they tended to be highest in structures with at least 5 units (particularly those with over 50 units) and in housing built either in the 1970's or prior to 1950.

In addition to high vacancy and abandonment rates, the city has some of the region's lowest property values. The median value of owner occupied units actually decreased in Bridgeport between 1990 and 2000, from \$145,600 to \$117,500 (a 19% decline) – while the median value in the county as a whole climbed more than 16%. The city's median did recover between 2000 and 2005 (increasing by 85% to \$218,800) but remained well below the County's.

By 2005, though nearly all (83%) of the county's owner-occupied units were valued at \$250,000 or higher, just one-third (35%) of Bridgeport's were. At the other end of the spectrum, roughly one-fourth (23%) of Bridgeport's owner units were valued below \$150,000.

Additionally, a municipality's homeownership rate is a measure of both demand (for local owner-occupied units and for local neighborhoods) and resident commitment (since homeowners are typically more likely than absentee owners to make necessary repairs or building improvements, and spend more on them when they do; and homeowners are typically more likely than renters to be politically active and volunteer in their neighborhoods). In Bridgeport, just 43% of households owned their homes in 2000 compared to over 69% in the county as a whole. Although the city's homeownership rate increased slightly (to 49% in 2005), it remained well below the county's (which also increased, to 72% in 2005).

A Turning Point

Recent value increases, robust home sales activity, and a spate of new development, as well as feedback from Realtors, lenders, residents and public officials, suggest that Bridgeport is now at a critical turning point.

A significant number of development projects are in the pipeline in the City of Bridgeport. Once completed, these projects will add nearly 5,000 housing units, almost 1.3 million square feet of retail space, and roughly 300,000 square feet of commercial/industrial space.

This indicates renewed interest in residential and commercial construction in Bridgeport. When interviewed, Realtors and lenders confirmed that they have seen an increase in developer interest over the past five years, with more sales of lots and buildings for development and re-development purposes. At the same time, though continuing to trail Fairfield County medians, the city's median sale price for condominiums and for single-family homes both gained ground between 2004 and 2006.

Over the same time period, the portion of Bridgeport sales priced below \$200,000 decreased from 61% in 2004 to just 45% in 2006. The portion of sales priced below \$100,000 declined by an even larger margin: from 17% in 2004 to less than 11% in 2006. Sales priced at or above \$250,000 increased between 2004 and 2006, from less than 7% of all sales in 2004 to roughly 16% in 2006.

The median sale price per square foot offers more insight into the extent that housing prices have increased and also enable cleaner comparisons between city and county values (that are not distorted by differences in housing size). The median sale price per square foot for all residences in Bridgeport increased by 22.6% between 2004 and 2006.

Although Bridgeport's median price per square foot in 2006 (\$152) was lower than Fairfield County's (\$269), home prices per square foot have increased at a much faster rate in Bridgeport than in the county as a whole.

The price of rental units is also increasing in Bridgeport. According to data from the Department of Housing and Urban Development (HUD), the city's Fair Market Rents have increased an estimated 27% since the 2000, or an average of roughly 4.1% per year – outpacing both median household incomes (which increased by an average of 3.0% per year) and local wages (which increased by an average of just 1.9% per year).

Yearly published Fair Market Rent (FMR) rates by the Department of Housing and Urban Development (HUD) are gross rent estimates that include shelter rent and the cost of utilities, except telephone. The level at which FMRs are set in Bridgeport is expressed as the 40th percentile rent, the dollar amount below which 40 percent of standard quality rental housing units rent. Newly built units less than two years old are excluded from rent estimates, and adjustments have been made to correct for the below market rents of public housing units included in the data base.

Quantitative data and qualitative feedback both confirm that Bridgeport's rental market is currently very tight. Based on interviews of property managers conducted in November and December of 2006, only 2.7% (11 of 425) of units were found to be vacant. (Typically, vacancy rates around 5% suggest some equilibrium in the market, or that there is sufficient supply to provide renters with a choice of product. Vacancy rates below this threshold indicate an under-supply of housing; rates above this level suggest over-supply.) Evaluated by unit type, vacancy rates for efficiency apartments are the highest (4.9%), followed by 2-bedroom units (2.7%) and 1-bedroom units (1.3%).

In addition, property managers also noted that units, regardless of bedroom size, tend to be in equal demand, and that turnover rates tend to be relatively low, typically ranging between 1 to 5 units per year.

In subsidized apartments, vacancy rates are even lower. Only 3 of the 765 units represented in surveys of subsidized property managers were vacant (although all three were already rented, just not yet occupied). All section 8 properties available to seniors and persons with disabilities reported waitlists ranging from 6 months to 3 years.

Preserving Affordability

What does this all mean? The gap between what housing in Fairfield County costs and what the average county household can afford coupled with Bridgeport's relative affordability will catch developers' attention; more and more, they will see the city as a viable location for investment and city properties as opportunities on which to build products in demand. The city's unique urban setting further opens the door for a renaissance in Bridgeport, provided development appetites are greeted with clear signals from the city regarding expectations. Since such activity eventually translates into higher housing costs, one of those expectations is that private market development activity today and in the future generates resources (housing or housing dollars) capable of offsetting these costs in the form of affordable housing protections.

Feedback from Realtors, lenders, residents and government officials generally confirmed the popular perception that "Bridgeport is going to improve because the market forces are there," and also the widespread concern that this improvement will make the city less affordable. To a certain extent, affordability is already an issue in Bridgeport: values and rents are increasing faster than incomes, and a large portion of city residents have existing housing needs (either live in overcrowded conditions or pay too much for their housing unit).

Concerning owner units, housing prices are rising faster than local incomes. And while homes in Bridgeport are the most affordable in Fairfield County, they are not necessarily affordable to local Bridgeport households. In 2005, just one-third (32%) of all owner units was affordable to households at 80% of the Area Median Income (for a family of 3); only 12% were affordable to households at 80% of the city's median household income.

Making matters worse, the portion of "affordable" for-sale housing is shrinking: While roughly 61% of homes were sold at prices below \$200,000 in 2004, this was true of just 45% of sales in 2006 and only 32% of units listed for sale as of November 19, 2006. And new construction is adding more expensive (not more affordable) units. In 2006, Bridgeport's median sale price for homes sold within one year of construction was 56% higher than the median sale price for existing units (\$296,450 for a new home versus \$190,000 for an existing home).

With rents also rising faster than income, a substantial portion of Bridgeport households are "cost-burdened" (paying at least 30% of income on housing costs). In 2000, roughly 40% of city households (43% of renters and 33% of owners) paid too much for housing – compared to just 31% of households in the county as a whole. At least two-thirds (68% or more) of owners and renters earning less than 50% of the AMI had some housing problem in 2000.

By 2006, nearly three-quarters of households earning less than 50% AMI had housing problems.

Bridgeport's Neighborhoods

A closer look at the city's 17 neighborhoods illustrates the extent to which people- and place-based conditions and housing market strength vary across Bridgeport. This diversity highlights the distinct needs of the city's various types of neighborhoods and, by doing so, argues against a one-size-fits-all housing policy response.

As different as they are, though, Bridgeport's neighborhoods can be grouped according to current socioeconomic characteristics and recent trends, the existing housing stock, and present market conditions. This analysis explicitly categorized neighborhoods into two typologies, one based on the local housing stock and a second based on local housing market strength. These clusters can help organize the city's housing policy approach to its neighborhoods: Housing and neighborhood revitalization strategies can be tailored to these types of places, and then specified to individual neighborhoods.

According to U.S. Census data from 1990 and 2000 (the most recent year for which data was available at the Census tract level), half of the city's neighborhoods lost residents over the course of the 1990s and half of the city's neighborhoods gained residents.

For the most part, population increases occurred in Census tracts within the city's more northerly neighborhoods: Brooklawn, the North End, Lake Forest, Whiskey Hill, North Bridgeport and Success Park/Boston Avenue. Mill Hill, the East End and East Side, Downtown, the South End, and southern portions of the West End/West Side registered some of the greatest losses.

Population Change by Neighborhood, 1990-2000

Bridgeport's social distress is similarly concentrated in particular neighborhoods. In areas like the East Side, West End/West Side and Hollow, nearly (if not more than) half of adults have not graduated from high school and fewer than 10% have a college degree or are employed in professional occupations, over 10% of the workforce is unemployed,

at least one-quarter of residents live below the poverty line, and half of all families with children are headed by single mothers.

In contrast, in areas like the North End, Lake Forest and Brooklawn, the vast majority of adults have high school degrees and nearly twenty percent have college degrees, roughly one-fifth of workers are employed in professional occupations and just 6% are unemployed, barely one-tenth of residents live below the poverty line and less than one-third of families with children are headed by single mothers.

Most adults in Census tracts in the city's central neighborhoods did not graduate from high school. Alternatively, at least 20% of adults have a Bachelor's degree or more in Census tracts in Black Rock, Brooklawn, the North End and the South End.

A larger share of adult residents are professional workers in Census tracts in Lake Forest, the North End, Brooklawn and Black Rock; a larger share of adult residents (at least 20%) are unemployed in parts of the East Side and West End/West Side, the South End, Downtown, the Enterprise Zone. "High-poverty" areas are those with poverty rates at or above 40%. Residents of high-poverty neighborhoods typically deal with lower-quality public services (particularly schools, face higher levels of crime and property abandonment, and have less access to jobs. Tracts in the West End/West Side and East Side had poverty rates at this level in 2000. Nearly all of the West End/West Side, South End, Downtown, Hollow, Enterprise Zone, the East Side, and East End, had poverty rates at or above 20% in 2000. High-poverty Census tracts have some of the city's highest unemployment rates and lowest education levels.

In addition, at least half of all families with children are headed by single mothers in most high-poverty Census tracts. This is the case throughout the East Side, East End, and Downtown, and in much of the West End/West Side.

Not surprisingly, Bridgeport's high-poverty neighborhoods had some of the city's lowest median household incomes in 1999. Additionally, high-poverty and low-income neighborhoods also typically had the smallest increases in median incomes over the course of the 1990s. Downtown and the East Side actually both saw their median incomes decline between 1989 and 1999.

Alternatively, median incomes often rose the most in higher-income areas (like Lake Forest and Black Rock). One notable exception was the South End, where the median income was the third lowest in the city in 1999 but where the median income increased by 23% during the 1990s.

Geographically, the city's highest income households live along its northern border, in Lake Forest and Whiskey Hill. Median incomes were also high throughout the North End, Brooklawn, Black Rock and Reservoir, and in parts of North Bridgeport, in 1999. That year, median household incomes were under \$20,000 in Census tracts in the East Side, Downtown, and the West End/West Side.

High poverty rates are commonly linked not only with broader social distress but also with physical distress. In Bridgeport, high-poverty neighborhoods typically had high abandonment rates and lower homeownership rates. In the West End/West Side, East End, East Side, and Downtown, abandonment rates (the portion of units identified as "other" vacant by the 2000 U.S. Census) were often over 5% and homeownership rates less than 30%.

The type of housing in a given neighborhood also appeared to impact local abandonment and homeownership rates. To classify neighborhoods into a Housing Stock Typology

reflecting housing type, czb reviewed each neighborhood’s portion of single-family homes, smaller multifamily properties (those with 2 to 4 units per structure) and larger multifamily properties (those with 5 or more units per structure) (according to the U.S. Census), and then grouped neighborhoods with similar building profiles.

Bridgeport’s Housing Stock Typology includes:

1. “Suburban” neighborhoods (Lake Forest, Whiskey Hill, and Reservoir), with primarily single-family units.
2. “Suburban/Mixed” neighborhoods (North Bridgeport, North End, Brooklawn, and Success Park/Boston Avenue), with large portions of single-family homes but also substantial amounts of multifamily housing.
3. “Low Density Urban” neighborhoods (East End, East Side, Black Rock, Mill Hill, St. Vincent, West End/West Side, and Hollow), with fewer single-family units and mostly smaller multifamily properties.
4. “High Density Urban/Commercial” neighborhoods (Enterprise Zone, South End, and Downtown), with mainly large multifamily units or non-residential properties.

Both rents and values were highest in Census tracts along the city’s northern and western borders (where socioeconomic profiles are strongest, housing problems are lowest, and neighborhoods are more suburban); both rents and values were lowest in Census tracts in central and southeastern Bridgeport (where socioeconomic profiles are weakest, housing problems are greatest, and smaller multifamily housing is more prevalent).

To update the 2000 Census figures, czb reviewed single-family and multifamily sales from 2004 to 2006, provided by the multiple listing service. Neighborhoods’ average sale prices for single-family and multifamily housing were compared to other neighborhoods’, and those significantly (at least one standard deviation) above or below the overall average were flagged. According to this data, the city’s strongest markets are Black Rock, Lake Forest, and Brooklawn; the City’s weakest market is the East End.

Sources: U.S. Census 1990 and 2000; American Community Survey, 2005; U.S. Census Bureau; CHAS; RRC Associates, Inc; Fairfield County MLS; Bridgeport Office of Economic Development website; Property Manager interview (2006); ERSI Business Analyst; czbLLC

Based upon the information contained in the documents cited above, the HACB has created a series of tables indicating the housing needs in its jurisdiction. In the “Overall” Needs column, an estimated number is provided for renter families that have housing needs. For the remaining characteristics, a rating number, from 1 to 5, represents the impact of that factor on the housing needs for each family type, with 1 being “no impact” and 5 being “severe impact.” N/A indicates that no information is available upon which HACB could make an assessment.

Family Type	Overall	Affordability	Supply	Quantity	Accessibility	Size	Location
Income <=30% of MFI	3,681	5	4	5	2	3	4
Income >%30 but < 50% or MFI	2,024	5	4	5	2	3	4
Income	4,656	4	4	4	2	3	3

>50% but <80% of MFI							
Elderly Families	12,178	5	4	4	3	2	4
Families with Disabilities	21,503	5	4	4	3	3	4
White Families	62,822	4	4	4	2	3	3
Black Families	42,925	5	4	4	2	3	4
Hispanic Families	44,478	5	4	4	2	3	4
AI and Eskimo Families	664	1	1	1	1	1	1
Asian and PI Families	4,536	2	1	1	1	2	1

HACB used the following sources of information to conduct the analysis documented in the table above:

- Consolidated Plan of the Jurisdiction/s (2007)
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) data set

Analysis of HACB’s waiting lists for public housing and Section 8 was also conducted to discern the specific housing needs of families in HACB’s jurisdiction:

Housing Needs of Families on the Public Housing Waiting List			
(The public housing waiting list is open.)			
	# of families	% of total families	Annual Turnover
Waiting list total	2859		534
Extremely low income <=30% AMI	2490	87%	
Very low income (>30% but <=50% AMI)	328	11%	
Low income (>50% but <80% AMI)			
Families with children	524	18%	
Elderly families	364	12%	
Families with	976	34%	

Housing Needs of Families on the Public Housing Waiting List (The public housing waiting list is open.)			
Disabilities			
White families	2326	81%	
Black families**	2055	71%	
Hispanic families*	2407	84%	
Asian families	34	1%	
American Indian	5	<1%	
* Hispanic families may also be counted as white families ** Black families may be Hispanic			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1745	61%	
2 BR	893	31%	
3 BR	148	5%	
4 BR	68	2%	
5 BR			
5+ BR	5	<1%	
Housing Needs of Families on the Section 8 Waiting List as of 8/25/09 (The waiting list has been closed for 72 months with no plan to reopen during this Plan year. Specific categories of families are identified on the waiting list, per the Pequonnock Settlement Agreement.)			
	# of families	% of total families	Annual Turnover
Waiting list total	3600	100%	200 at 5.5%
Extremely low income <=30% AMI	N/A		
Very low income (>30% but <=50% AMI)	N/A		
Low income (>50% but <80% AMI)	N/A		
Families with children	821	56%	
Elderly families	54	3.6%	
Families with Disabilities	111	7.5%	
White families	1812	50.3%	
Black families	1776	49.3%	
Hispanic families	1713	47.5%	
Asian families	8	<1%	
American Indian	19	<1%	

Housing Needs of Families on the Public Housing Waiting List
(The public housing waiting list is open.)

9.1b. Strategy for Addressing Housing Needs

Strategies for addressing housing needs are identified as solutions to specific housing needs.

➤ **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:

- Employing effective maintenance and management policies to minimize the number of public housing units off-line.
- Reducing turnover time for vacated public housing units.
- Reducing time to renovate public housing units.
- Seeking replacement of public housing units lost to the inventory through mixed finance development.
- Seeking replacement of public housing units lost to the inventory through Section 8 replacement housing resources.
- Maintaining or increasing section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
- Undertaking measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
- Maintaining or increasing Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Maintaining or increasing Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program.
- Participating in the Consolidated Plan development process to ensure coordination with broader community strategies.
- Utilizing Project-based Section 8 vouchers as per Father Panik Village Replacement Program and as part of community revitalization in partnership with City and private and not-for-profit developers.

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

- Applying for additional Section 8 units should they become available.
- Leveraging affordable housing resources in the community through the creation of mixed-finance housing.
- Pursuing housing resources other than public housing or Section 8 tenant-based assistance.

- Participating, in partnership with the City, HACB in community revitalization initiatives, neighborhood by neighborhood. HACB will utilize its assets and manage them to the full extent within HUD rules and guidelines.
- Identifying and making applications to secure additional funding streams (i.e., through grants and loans offered by ARRA, as well as State and private funding entities) to acquire, rehabilitate, and construct new affordable units.

➤ **Need: Housing for Specific Family Types, i.e., Families at or below 30% of Median Income (AMI)**

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

- Exceeding HUD federal targeting requirements for families at or below 30% of AMI in public housing .
- Exceeding HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance.
- Adopting rent policies to support and encourage work.
- Operating flat rents at a reduced rate of the fair market rent for each geographic area in Bridgeport: East End, East Side, Hollow, South End, West End, Black Rock and North End.
- Maximizing the number of affordable homeownership opportunities available to HACB residents.
- Expanding Project-based Section 8 program to collaborate with agencies offering supportive services for families coming out of homelessness.
- Implementing the Stable Families Program, which provides supportive services to BHA residents who demonstrate instability (as indicated by rent payment arrearages and/or by other resident complaints) in their current housing circumstances.

➤ **Need: Housing for Specific Family Types, i.e., Families at or below 50% of median income (AMI)**

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

- Employing admissions preferences aimed at families who are working.
- Adopting rent policies to support and encourage work.
- Maximizing the number of affordable homeownership opportunities available to HACB residents.

➤ **Need: Housing for Specific Family Types, i.e., the Elderly**

Strategy: Target available assistance to the elderly by:

- Seeking designation of public housing for the elderly.
- Apply for special-purpose vouchers targeted to the elderly, should they become available.
- Implementing programs that increase health and human services for residents of Harborview Towers and Fireside Apartments.
- Exploring conversion of other housing stock to support the housing needs of the elderly/disabled.

- Utilizing Section 8 vouchers as subsidy options for elderly people with disabilities.

➤ **Need: Housing for Specific Family Types, i.e., Families with Disabilities**

Strategy: Target available assistance to Families with Disabilities by:

- Carrying out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing.
- Applying for special-purpose vouchers targeted to families with disabilities, should they become available.
- Affirmatively marketing to local non-profit agencies that assist families with disabilities.
- Implementing programs that increase health and human services for residents of Harborview Towers and Fireside Apartments.
- Exploring conversion of other housing stock to support the housing needs of the elderly/disabled.
- Utilizing Section 8 vouchers as housing options for people with disabilities.
- Linking with local, state and federal programs to provide housing options with supportive services.
- Complying with negotiated settlements that support the housing needs of the disabled.

➤ **Need: Housing for Specific Family Types, i.e., per races or ethnicities with disproportionate housing needs**

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

- Affirmatively marketing to races/ethnicities shown to have disproportionate housing needs.

Strategy 2. Conduct activities to affirmatively further fair housing, e.g.:

- Counseling Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units.
- Marketing the Section 8 program to owners outside of areas of poverty /minority concentrations.
- Targeting HACB replacement and homeownership programs and activities in non or low-impacted areas.
- Promoting rental opportunities for existing public housing units in local newspapers to the community at large who are at 80percent or below of the AMI.
- Working in coordination with the City of Bridgeport to address fair housing impediments as identified in their 2008 updated Consolidated Plan.
- Educating tenants, landlords, property managers, real estate agents, etc. about the rights and responsibilities of all under the CT fair housing laws.
- Training staff on fair housing issues, rules and regulations.

Following is a list of factors that influenced HACB'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.

10.0 Additional Information

10.0a. Progress in Meeting Mission and Goals.

General Description

The Housing Authority of the City of Bridgeport (HACB) has made significant achievements in the past year. HACB has:

- Provided energy savings and related resident job opportunities through the creation of its Energy Performance Contract (EPC). Under the EPC to date, new, energy-efficient boiler systems have been installed at PT Barnum and Greene Homes. Under the EPC going forward, new boilers will be installed as necessary across HACB developments before the 2009-10 heating season. Other immediate EPC improvements include weatherization across developments, the dispersal of water flow restrictors, and the provision (by donation from United Illuminating) of compact fluorescent lamps to site managers and residents to encourage energy savings in public and private spaces across developments.
- Received two Standard & Poors “A” ratings, one for the management of the agency as a whole, the other for the merit of the EPC. (The S&P ratings were solicited by HACB as part of the financing requirements for EPC.)
- Completed a comprehensive Physical Needs Assessment, which serves not only to inventory our current portfolio and itemize expenditures for our short-, medium-, and long-range financial planning for sites, but also to inform HACB’s comprehensive modernization, disposition and development plans for the next year and into the next decade;
- Forged new partnerships with social service and behavioral health providers who serve difficult to house populations, including homeless, prison reentry, and survivors of domestic violence.
- Achieved significant improvements in remediating vacancy statistics by expediting lease up/resident qualification process and unit turnaround time.
- Identified, researched, tested, and purchased a new IT program to integrate financial, administrative, development, and management reporting and forecasting into a seamless, unified system for use across agency departments.
- Implemented the Stable Families Program, which will provide intensive case management services from partner provider New Haven Home Recovery on an as-wanted and as-needed basis to HACB resident families who are unstably housed or who request services to address economic and/or psychosocial issues that may interfere with their housing and quality of life.

HACB also continues to satisfy its previously identified goals:

- Landscape and Security Surveillance Master Planning for our family complexes;
- 504 alterations and additions necessary to satisfy a Voluntary Compliance Agreement with HUD;
- Management improvements and strategic staff changes intended to streamline and enhance organizational, operational, policy and procedural efficiencies;
- Completion of a master plan, approved by Connecticut Legal Services, to complete the Father Panik Village and Pequonnock Replacement Programs;

- Ongoing leasing, particularly at Fireside/Forest Green and Harborview Towers, to meet the requirements of the Matyasofsky consent decree;
- Establishment and development of a Project-Based Section 8 program, which, in collaboration with community service providers, allows residents access to a full range of supportive social, economic, and behavioral health services.
- Obligation and expenditure of Capital Fund allocation for identified improvements across HACB's physical plant.

These varied accomplishments are intended to address four distinct areas of concern:

1. Resident satisfaction and quality of life;
2. Safe, attractive housing developments and scattered site public housing properties;
3. Streamlined, efficient management operations; and
4. Financial efficiency.

The objectives achieved also reflect HACB's ongoing goal of becoming a HUD-designated High Performing PHA.

The 2009-2010 annual plan is also in many ways informed and aided by the additional funding made available through ARRA formulaic and competitive grants. But even with the windfall of ARRA dollars, HACB is committed to explore any and all efficiencies and cost saving measures to allow the agency to maximize the dollars it is granted through both ACC and ARRA, and to further leverage the dollars awarded through the many additional grant and low-interest loan programs, lean real estate prices, and other advantages afforded in the current local and national economic climate.

Following are brief progress reports on some of HACB's major ongoing projects:

Father Panik Village Replacement Program

By July 2009, the Authority will either have completed or brought under construction more than 700 of the 818 units necessary to satisfy the Father Panik Village Settlement Agreement. In order to produce the remaining 100+ units of replacement housing—which have already been identified and approved by Connecticut Legal Services—the HACB is making every effort to leverage the balance of its development fund with other funding sources, including tax credits, grants, bonds and low-interest loans.

Capital Fund Program/Modernization Activities

HACB has implemented a plan to address the provisions of the Voluntary Compliance Agreement, while simultaneously addressing deferred maintenance concerns and reducing unit vacancies. In 2009-10, HACB will follow its established sequencing of modernization priorities:

- Emergency Work—eliminate any emergency or potential emergency conditions. Emergency remediation must be expedient and sensitive to budgetary constraints.
- Statutory or Code Compliance, in particular, 504 compliance.
- Energy Conservation Measures to yield cost savings, which can in turn add resources to the operating budget. HACB has secured a financing partner and is

about to complete the necessary contracts for its Energy Performance Contract (EPC). The EPC outlines several conservation measures that should be completed in approximately 12 months.

- Building Envelope—roofing, brick repair/replacement, window and door replacement, etc.
- System Replacement—whole structure concerns, such as plumbing, electrical, HVAC, etc.
- Interiors—unit- and office-specific improvements and repairs.
- Administrative Activities—management and operational improvements, such as staffing, A & E consultations, special consultation firms, security needs, resident programs, training, acquisition, relocation, technology improvements and inventory controls.
- Grounds—improvements established in our site master plans.
- Development Activities—construction and acquisition and rehabilitation of properties to meet Father Panik Village Replacement requirements and/or to increase supply of affordable rental housing units.

Public Housing Asset Management Program

HACB continues to work to improve its vacant unit turnaround time and to raise its occupancy rate; the goal is to have units ready within 14-21 days of vacancy, and to gain new occupancy within 7 days of unit readiness

Consent Decree Office

This department was established to respond to the requirements of the Voluntary Compliance Agreement and the Matyasovsky Consent Decree as well as the Father Panik Consent Decree and Pequonnock Memorandum of Agreement. The requirements of all agreements directly affect the admissions process; therefore, the Authority gave the Consent Decree Office the responsibility to supervise the admissions office.

Section 8 Program

The program's is 97% funded. HACB changed its policy to increase the maximum payment standard to 110% of the 2009 fair market rents and has commenced a special rent up initiative to attain full utilization.

Resident Services

HACB has been active in its efforts to develop operating local councils and a strong Resident Advisory Board. We have and will continue to provide resident training activities for the leadership and for employment and/or self-sufficiency improvements. We are committed to making the resident associations viable and productive. The Authority will work with local agencies to ensure that local initiatives are inclusive of programs that will enable the residents to become economically self-sufficient. The Authority will continue to seek local, state and federal funding that will provide economic self-sufficiency and empowerment programs for residents. The Authority will continue to work with residents develop youth and adult leaders that are viable members of the community.

Security

HACB expects continued baseline police service from the Bridgeport Police Department through the Cooperation Agreement between the Authority and the City of Bridgeport. In the meantime, we will continue providing security guard services at Trumbull Gardens, Harborview Towers and Fireside Apartments. We intend to install, in phases, an integrated BHA networked CCTV system at critical locations and monitored centrally. Aggressive screening measures are in place and lease enforcement will continue.

Conclusion

HACB is ready for the challenges ahead. It is our earnest goal to make this housing authority a high performing authority, one that serves its residents and communities with the greatest efficiency and innovation among the other high performing PHAs in our state and across our nation. To achieve this goal, HACB intends to work in partnership with the City of Bridgeport, its residents, business entities, community support organizations, the public at large and with HACB's dedicated employees, as well as with State of Connecticut and Federal agencies, especially HUD.

10.0b. Significant Amendment and Substantial Deviation/Modification.

HACB is complying with HUD's default definition of substantial deviation or significant amendment to the Annual Plan, which is as follows:

- Changes to the rent or admissions policies or organization of the wait list.
- Additions to non-emergency work items or change in the use of the replacement reserve funds under the Capital Fund Program.
- Any changes with regard to demolition, designation, homeownership programs or conversion activities.

11.0 Required Submission for HUD Field Office Review

- a) Form HUD-50077 see below
- b) Form HUD-50070 see below
- c) Form HUD-50071 see below
- d) Form SF-LLL see below
- e) SF-LLL-A not applicable
- f) Resident Advisory Board comments – attached as ct001d04
- g) Challenged elements not applicable
- h) Form HUD-50075.1 – attached as ct001b04 and ct001c04
- i) Form HUD-50075.2 – attached as ct001b04