

5.2 Goals and Objectives

Goal 1: Expand and Sustain the Supply of Housing of Choice

Objective 1: Increase the number accessible units to five percent and ensure public facilities and common areas are Section 504 and ADA compliant.

Objective 2: Improve property curb appeal.

Objective 3: Establish and implement site specific preventative maintenance plans.

Objective 4: Determine the long-term viability of each development with particular focus on scattered site properties.

Objective 5: Modernize and upgrade apartments, common areas, exterior and building systems.

Objective 6: Increase and maintain Housing Choice Voucher (HCV) voucher utilization rate to at least 98 percent.

- **Reach 98 percent by September 30, 2015.**

Objective 7: Increase and maintain public housing occupancy at 98% by December 31, 2014.

Objective 8: Leverage private and other public funds to create additional housing opportunities, including, Choice Neighborhood Initiative (CNI), Rental Assistance Demonstration (RAD) and Housing Choice Project-Based Vouchers.

- Complete the remaining Low Income Public Housing (LIPH) and Project Based Voucher Father Panik Village (FPV) replacement housing units.
- Ensure all Development 27 and Replacement Housing Factor (RHF) funds are obligated and expended on or before obligation and expended deadline dates.
- Continue to move forward the multi-phased redevelopment of Marina Village by working with the City of Bridgeport, the State, federal governmental agencies including HUD and the two selected co-developers to submit specific project phases for site plan approval and federal, state and local funding as funding opportunities are made available.
- Examine the feasibility of using RAD to renovate Greene Homes, PT Barnum, Trumbull Gardens, Fireside and Harborview Towers and if feasible submit RAD applications to HUD.

Objective 9: Acquire sites or buildings where opportunities exist and where the acquisition costs are at no or little cost to HACB.

Objective 10: Add affordable and market rate housing where density permits at Mixed Finance, RAD, CNI developments

Objective 11: Partner with affordable and/or market rate housing developers.

Objective 12: Provide voucher mobility counseling.

Objective 13: Conduct outreach efforts to potential voucher landlords.

Objective 14: Utilize Housing Choice Voucher Homeownership in conjunction with comprehensive revitalization, infill housing, and partnerships with community-based organizations, city agencies, Family Supportive Services and other local or state homeownership programs.

Objective 15: Provide homeownership training program to LIPH and HCV residents and tenants.

Objective 16: Use Housing Choice Project-based Voucher Program assistance in conjunction with public housing revitalizations efforts to increase supply of affordable housing units.

Goal 2: **Improve** the Quality and Safety of the Living Environment

Objective 1: Where necessary, install security cameras and entry alarm systems in and around public housing sites.

Objective 2: Partner with the Bridgeport Police Department in implementing community policing strategies, such as police foot patrols, police and youth interaction programs and community watch groups at public housing sites. Work with public safety stakeholders to develop a law enforcement initiative to increase security around HACB properties.

Objective 3: De-concentrate poverty at LIPH developments by admitting households with a range of incomes, adding other ancillary non-residential uses and creating mixed-income, mixed-use communities.

- Implement income targeting to de-concentrate poverty in family housing development sites.

Objective 4: Reduce turnaround time to re-lease vacant units to less than 20 days.

Objective 5: Develop better one-on-one relationships with the communities surrounding our family and elderly/disabled development sites.

- Work with Housing Managers to identify key neighborhood stakeholders for each HACB property.

Objective 6: Establish a “tip” line specifically for HACB residents.

Objective 7: Partner with the City of Bridgeport's Department of Public Works to develop neighborhood beautification projects, community gardens, and removal of graffiti.

- Work with public safety stakeholders to develop a law enforcement initiative to increase security around HACB properties.
- Increase HACB attendance and involvement in civic and philanthropic organizations (i.e., Police Departments, and Fire Departments).

Objective 8: Establish an Officer in Residence Program.

Objective 9: Establish Project Longevity program to reduce gang activity in the City and at HACB development sites.

Goal 3: Improve the Energy Efficiency of the Living Environment

Objective 1: Improve lighting and build visual corridors to increase visibility in new developments.

- Assess present quality of lighting and visibility throughout developments and create a security plan to upgrade security measures including cameras and security entry systems to all developments and buildings.

Objective 2: Implement maintenance and property management energy conservation measures.

Objective 3: Negotiate better rates with utility and water providers.

Objective 4: Provide resident training on energy conservation and Energy Star products.

Objective 5: Ensure all new Mixed Finance and redevelopment projects meet or exceed current federal and state energy efficiency requirements for the design and construction of all site and building systems.

Objective 6: Install recycling centers at all development sites.

Objective 7: Increase availability of sports and other extracurricular activities for residents.

Goal 4: Promote Household Self-Sufficiency and Asset Development

Objective 1: Create and establish partnerships with technology companies to increase resident proficiency and access to technology and internet.

- Continue to collaborate with P T Partners as a participating member of the service provider collaborative providing services to the residents of P T Barnum.
- Create an external initiatives “working group” to organize potential external partnerships and initiatives.
- Advertise information about available resident services to increase participation.
- Target training programs for HACB residents.

Objective 2: Identify resources for employment training grants and opportunities and provide a venue for residents to participate in trainings.

- Provide technology training and education to resident employees
- Create a Grants.gov profile and refine search parameters to include opportunities that funding partners might also pursue.
- Identify grants that the City of Bridgeport is pursuing and grants that the City has secured and partner with the City.
- Identify and reach out to City and County programs that can provide services to HACB residents.
- Collaborate with CT works to engage public housing residents. Encourage the use of community space and computer labs to deliver workshops or hold meetings.

Objective 3: Promote training certification and degree programs, including GED preparation, for residents.

- Assist in the organization and facilitation of career workshops for residents.
- Advertise information about available resident services to increase participation.
- Identify educational resources to provide to HACB residents.
- Target training programs for HACB residents.

Objective 4: Provide job search workshops for residents.

- Assist in the organization and facilitation of career workshops for residents.
- Advertise information about available resident services to increase participation.
- Identify educational resources to provide to HACB residents.
- Target training programs for HACB residents.

Objective 5: Provide or attract supportive services to increase independence for elderly or families with disabilities.

- Contact HHS, specifically Administration on Aging to discuss what programs are available to elderly residents and/or families with disabilities

Objective 6: Identify and implement programs with community-based partners that can promote self-sufficiency, including first time homeownership opportunities for low income families.

- Create an external initiatives “working group” to organize potential external partnerships and initiatives
- Identify and connect residents with service providers who can facilitate readiness programs.
- Contact the Bridgeport Workforce Investment Board (The Workplace) for inventory of corporations and businesses that provide job training, have corporate outreach programs, or offer free capacity-building opportunities for residents.
- Create a Grants.gov profile and refine search parameters to include opportunities that funding partners might also pursue.
- Identify grants that the City of Bridgeport is pursuing and partner with them when of beneficial interest.
- Identify and reach out City and County programs that can provide services to HACB residents.

Objective 7: Utilize Section 3 goals and the HACB 30% resident hire policy to provide more employment opportunities for public housing residents. (For example, consider hiring and training community residents to service as computer lab managers.)

- Target HACB small procurement contracts for Resident-owned Businesses.
- Target job training programs for HACB residents.
- Advertise information about available resident services to increase participation.
- Develop a Resident Volunteer Program for those residents interested in volunteering with HACB.
- **Enforce the Community Services Program by monitoring monthly reporting and placing residents required to perform Community Service that do not comply during the year on a plan.**
- Partner with the local high schools to create internship and mentoring programs that encourage public housing youth to pursue careers in architecture, engineering and construction management.

Objective 8: Develop and establish a pilot Resident Management Corporation at Marina Village to empower residents and improve management functions.

- Assist the residents with establishing a resident management corporation pursuant to 24 CFR Part 964, Subpart C.

- Provide technical assistance to residents pursuant to HUD regulations.
- Negotiate a resident management contract with resident management corporation.
- **Obtain training for the RMC on management, budgeting and grant writing.**
- Phase 1 of resident management will focus solely on the delivery of resident services programs for youth and elderly at the development.

Goal 5: Promote Equal Opportunity and Affirmatively Further Fair Housing

Objective 1: 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.

Objective 2: Incorporate and ensure all new development plans are consistent with the goals and provisions of the Pequonnock Settlement Agreement, Father Panik Village Settlement Agreement, and Matyasovsky consent decrees.

Objective 3: Comply with the Matyasovsky Consent Decree in providing fair and equal housing opportunities for disabled households at Fireside Apartments.

Objective 4: Maintain 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):

- Eleanor (one bedroom)
 - Elderly only
 - Congregate elderly only
- Franklin
 - Homeless/disabled only
 - PHA (all eligible LIPH households)
- Merton House (two and three bedrooms)
 - Homeless/disabled family units
 - Father Panik Village Project-based vouchers
 - Applicants are selected from the Public Housing waiting list through approved landlords and HACB owned units.
 - Tenant-based Vouchers

- Applicants are selected from LIPH waiting list for Pequonnock Replacement vouchers

Objective 5: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.

Objective 6: 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.

Objective 7: Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

Objective 8: Respond to residents and applicants relating to possible discrimination-based incidents and the implementation of procedures for addressing allegations of incidents with a perceived or actual discriminatory dimension.

Objective 9: Investigate allegations of discrimination based on sexual orientation.

Objective 10: Educate staff, landlords, tenants, and vendors on affirmative action and other laws regarding discrimination.

- Determine if published policies are current and available to all staff.
- Educate all HACB staff on policies.
- Determine if policies need to be clarified in order for employees to determine acceptable behaviors related to equal opportunity.
- Implement process for periodically reviewing equal opportunity policies.

Objective 11: Implement the Limited English Proficiency Plan that will guide HACB in providing language services to clients whose native language is not English.

Goal 6: Improve and Deliver Quality Customer Service

Objective 1: Deploy a Facebook and Twitter site to better communicate with residents, which will provide easy access to data pertinent and other services provided by the HACB.

Objective 2: Instill leadership qualities to every employee letting them know they have the ability to make a difference in the quality of the environment we work in and the quality of the environment our residents live in.

Objective 3: Provide and practice customer service maxims for HACB employees.

- Assist in the planning and facilitation of staff customer service training
- Establish needs, expectations and performance measurements on customer service

Goal 7: Become a "High Performing" Agency by Improving Operations in All Areas

Objective 1: Conduct monthly and quarterly management meetings with HACB staff to assess progress on individual goals and strategies.

Objective 2: Hire a compliance officer to track and monitor Finance EIV, PIC, MASS, PASS, HCV and FASS compliance and scoring on an on-going basis.

Objective 3: Provide outreach to rent delinquent residents by Resident Services and Housing Managers.

Objective 4: Educate residents regarding rent payment obligations and rent payment technique.

Objective 5: Assist residents with identifying community resources to keep with rent and utility.

Objective 6: Combine Asset Management Properties (AMPs) where appropriate to streamline the delivery of site based management services (i.e., combine Presidential Village with Scattered Sites 1)

Goal 8: Develop Business Opportunities to Increase Non-federal Funds

Objective 1: Identify and pursue non-federal revenue generating business opportunities.

Objective 2: Assist residents with identifying community resources to keep current with rent and utility bills.

Goal 9: Encourage Greater Resident Involvement in HACB Planning and Operations

Objective 1: Improve resident relations with the Resident Advisory Board (RAB). The Executive Director will meet monthly with the RAB members to discuss and share information regarding the state of the housing authority, Board agenda items and planning and development objectives.

Objective 2: 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.

Objective 3: 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.

Objective 4: Ensure RAB and council members attend the Board of Commissioner meetings by providing transportation to and from Board meetings.

Objective 5: Continue the operation of after-school programs for the benefit of LIPH resident children and families at all family complexes.

Objective 6: Support resident programs occurring at development sites by providing free space and utilities when available.

Objective 7: Support other resident initiatives that provide programs and services to the youths of HACB, including existing City-sponsored programs and making applications to participate in additional programs, such as Family Unification as well as other State, City, and local agency initiatives.

Objective 8: Work with Housing Choice Voucher tenants to form a Tenant Association and have HCV Tenant Association represented on the HACB Board of Commissioners.

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 (LIPH)
2. Financial Resources
3. Rent Determination
4. Operation and Management
5. Goals and Objectives
7. Choice Neighborhood Initiative, Mixed Finance Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs Rental Assistance Demonstration program, and Project Based Vouchers
8. Capital Fund Program
10. Additional Information
11. Strategy for Addressing Housing Needs
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 housing management site 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 staff will:

- a. Requests criminal records from local law enforcement agencies for screening purposes;
- b. Requests criminal records from State law enforcement agencies for screening purposes; and
- c. Access FBI criminal records from the FBI for screening purposes (either directly or through an NCIC-authorized source).

Waiting List Organization:

HACB has decided to maintain one Authority-wide waitlist. However, a separate site-based wait list will be maintained for Fireside Apartments until the Matyasovsky Settlement Agreement is completed.

Applicants may apply for public housing at the Housing Authority's main office at 150 Highland Avenue and at the following HACB's development sites: PT Barnum Apartments, Fireside Apartments, Marina Village, Trumbull Gardens, Harborview Towers, and Charles F Greene Homes.

Scattered Sites units are NOT available to new applicants. Only public housing residents **in good standing for two or more years** will be eligible to be placed on a Scattered Sites Incentive Transfer List.

The Authority-wide waitlist will be managed as follows:

- a. All current applicants for apartments of the size and type offered at developments with Site-based Waiting Lists will be put on the Authority-wide waitlist in the order in which their application was received by date and time.
- b. Thereafter, new applicants will be put on the Authority-wide waitlist in the order in which their application was received by date and time.
- c. Eligible Applicants may be offered up to two units. Refusal of both units without Good Cause will result in removal from the Authority waitlist.
- d. **During the purging of the Authority-wide waitlist, applicants may change their current address and phone number and this will not affect their original pre-application date.**
- e. HACB will maintain its waiting list in the form of a computer report (capable of being tracked back to original paper applications) that records the type and size of apartment needed, the date and time of application or application number, the Authority's preferences and the race and ethnicity of the family head.

Assignment:

Applicants/Transfer Residents will be offered a vacant unit that meets their housing needs and with good cause may reject the first offer and be offered another vacant unit meeting their housing needs before they are removed from the LIPH Wait List.

Admissions Preferences:

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

Priorities for Transfers

The priorities detailed in this section are for all developments except Fireside Apartments.

In all offers HACB will not discriminate on grounds of race, color, sex, religion, national origin, disability or familial status.

Transfers will be sorted into their appropriate categories by the Asset Management Department. Offers of an apartment will be made in the following order:

Emergency Transfers:

1. For displaced residents due to disasters; and
2. For approved VAWA transfers;
3. For approved life, health and safety transfers;
4. For Displaced Marina Village Residents due to Redevelopment efforts; and

Reasonable Accommodation Transfers:

1. For approved residents with disabilities;
2. For approved residents with Live-in Aides;
3. For approved residents with a special needs other than those needing accessible units or units with accessible features;

New Admissions from the Authority-wide waitlist:

- 1) For every three vacancies, two will be filled with new admissions applicants from the Authority-wide waitlist and one will be filled from Emergency Transfer Waitlist - first, Reasonable Accommodation Transfer - second, the Administrative Transfer waitlist - third, or the Resident-initiated Transfer List - fourth;

Administrative Transfers:

1. Transfers mandated by HACB for modernization transfers;
2. Transfers related to problems of violence that are less than life-threatening;
3. Transfers due to over and under housing by more than two degrees and residents who have to temporarily or permanently be relocated as a result of the sale or transfer of ownership of HACB owned or managed housing; and
4. Transfers to correct and avoid concentration of the most economically and socially deprived families.

Scattered Sites Incentive Transfers; and

Resident-initiated transfers.

HACB will employ admissions preferences (other than date and time of an application) according to the following priorities:

- a. Displaced persons as defined under Section XII of the ACOP;

- b. Referrals from advocates of victims of domestic violence, dating violence or stalking, referrals from governmental agencies for persons under a witness protection program; and
- c. Persons who are veterans, in a Re-entry program, who are elderly (age 62 years and older) and required congregate care and/or are homeless.

Matyasovsky Consent Decree – disabled applicants will have preference over elderly applicants for Fireside Apartments until the consent decree is met.

Families that qualify for no ranking preferences will be categorized as No-preference families.

Programmatic Preferences- The authority reserves the right to establish new programmatic preferences and create sub waiting lists through formal notification of existing eligible applicant/transfers.

Occupancy:

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

- a. The HACB resident lease;
- b. HACB's Admissions and Continued Occupancy Policy (ACOP);
- c. HACB briefing seminars or written materials;
- d. Other sources include:
 - HACB's website;
 - City Clerk's office;
 - Bridgeport Public Library; and
 - HACB web site (www.bridgeporthousing.org).

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

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

Housing Choice Voucher

Eligibility:

HACB screens applicants for:

- a. Criminal and drug-related activity, more extensively than required by law or regulation
- b. Income Requirements
- c. 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:

- a. Criminal or drug-related activity.
- b. Other (describe below)
 - HACB will furnish upon request by prospective Housing Choice Voucher 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 Housing Choice Voucher tenant-based assistance waiting list is merged with the federal public housing, moderate rehabilitation, project-base certificate programs, or other federal or local program.

Interested persons may apply for admission to Housing Choice Voucher tenant-based assistance when and as specified by HACB in public advertisements.

Search Time:

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

- a. Vouchers are initially issued for sixty (60 days).
- b. 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 Housing Choice Voucher tenant-based assistance.

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

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

Date and Time:

Former Federal preferences

- a. Involuntary Displacement (Disaster, Government Action, Action of Housing
- b. Owner, Inaccessibility, Property Disposition)
- c. Victims of domestic violence
- d. Other preferences (select all that apply)
 - Working families and those unable to work because of age or disability
 - Veterans and veterans' families
 - Residents who live and/or work in your jurisdiction

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.
- 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

SOURCES	AMOUNT	
---------	--------	--

interfere with HACB's income to income targeting requirements.

Special Purpose Housing Choice Voucher Assistance Programs:

Policies governing eligibility, selection, and admissions to any special-purpose Housing Choice Voucher program administered by HACB are contained in HACB's Annual and Five Year Plan:

- a. Housing Choice Voucher Administrative Plan.
- b. Briefing sessions and written materials.
 - Other: Pequonnock Apartment Settlement Agreement and subsequent amendment.
 - Father Panik Village Settlement Agreement and subsequent amendment.
 - Housing Choice Voucher Homeownership Program upon funding availability.

HACB will announce the availability of any special-purpose Housing Choice Voucher programs to the public through:

- a. Published notices.
- b. 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 Housing Choice Voucher assistance programs administered by HACB during the Plan year. Note: the table assumes that Federal public housing or tenant based Housing Choice Voucher 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, and Housing Choice Voucher tenant-based assistance and Housing Choice Voucher support services.

1. Federal Grants (FY 2014 grants)		USES
a) Public Housing Operating Fund	\$14,336,003	
b) Public Housing Capital Fund	\$ 3,637,003	
c) HOPE VI Revitalization	\$0	
d) HOPE VI Demolition	\$0	
e) Annual Contributions for HCV Tenant-Based Assistance	\$21,980,722	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
g) Resident Opportunity and Self-Sufficiency (ROSS) Grants	\$467,388/3 yrs	Computer training specialist, Job Developer, Job pre-employment program
h) Community Development Block Grant	\$0	
i) HOME	\$0	
Other federal grants (list below)		
Project 27 Development Grant Fund (CT26P1001027)	\$1,248,418	Father Panik Replacement Housing Units
Prior Year Federal Grants (unobligated funds only) (list below) CFP 2011, 2012, 2013	\$4,848,052	For capital improvements
Replacement Housing Factor (CT26R00150112)	\$1,405	Development expenses for F Panik Units
Replacement Housing Factor Funds (CT26R00150109)	\$13,018	Development expenses for F Panik Units
Replacement Housing Factor Funds (CT26R00150110)	\$470,024.00	Development expenses for F Panik Units
5. Non-federal sources (list below)		
Public Housing Dwelling Rental Income	\$7,621,681	Public housing operations, tenant services
Other income (list below)		
Operations*	\$ 168,299	Operations

FY 2012 Financial Resources

*Operations funding represents lease agreements with the City of Bridgeport, Action for Bridgeport Community Development, Southwest Community Health Center, Port Washington Steam Boat Ferry Company and Stop and Shop.

3. Rent Determination

Public Housing

Income Based Rent Policies:

- a. HACB employs discretionary policies for determining income-based rent, assuming a minimum rent of \$50.
- b. 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 30 percent of adjusted income:

- Residents may choose flat rent rates. Minimum rates, as indicated above, are set at \$50.

HACB uses the following discretionary (optional) deductions and/or exclusions policies:

- a. For the earned income of a previously unemployed household member.
- b. 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:

The market-based flat rents are shown below. HACB used the following method to determine these flat rents:

- HACB 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 Housing Choice Voucher Annual Rent Reasonableness Study to establish the Fair Market Rents.

HACB will analyze its market-based flat rents annually using a review of market comparables and will adjust its Flat Rents if the current area Market Rents is higher or lower than the current area Flat Rents by more than ten percent (10%). To

establish comparability, HACB may use the Housing Choice Voucher rent reasonableness study of comparable housing, rent surveys of similar assisted units in the neighborhood, and/or other reasonable methods to determine the flat rent for a unit.

PUBLIC HOUSING FLAT RENT EFFECTIVE MARCH 1, 2014

Black Rock Area		
Structure type	Bedroom	Flat Rent
Walk Up	2	\$ 1,449.00

East End Area		
Structure type	Bedroom	Flat Rent
Walk Up	1	\$ 780.00
Walk Up	2	\$ 850.00
Row	2	\$ 915.00
Semi-Detached	2	\$ 970.00
Row	3	\$ 1,235.00
Semi-Detached	3	\$ 1,235.00
Detached	3	\$ 1,395.00
Row	4	\$ 1,361.00
Semi-Detached	4	\$ 1,361.00
Semi-Detached	6	\$ 1,595.00

The Hollow Area		
Structure type	Bedroom	Flat Rent
Walk Up	2	\$ 970.00
Row	2	\$ 1,350.00
Walk Up	3	\$ 1,040.00
Semi-Detached	3	\$ 1,220.00
Row	3	\$ 1,435.00
Walk Up	5	\$ 1,340.00
Row	5	\$ 1,452.00
Walk Up	6	\$ 1,595.00
GREEN HOMES		
Structure type	Bedroom	Flat Rent
Elevator	2	\$ 1,127.00
Elevator	3	\$ 1,214.00
Elevator	4	\$ 1,365.00

HEAT/HW INCLUDED
HEAT/HW INCLUDED
HEAT/HW INCLUDED

The Lower East Side Area		
---------------------------------	--	--

Structure type	Bedroom	Flat Rent
Walk up	1	\$ 780.00
Walk Up	2	\$ 890.00
Row	2	\$ 1,150.00
Walk Up	3	\$ 1,066.00
Row	3	\$ 1,220.00
Semi-Detached	3	\$ 1,376.00
Detached	3	\$ 1,395.00
Semi-Detached	4	\$ 1,385.00
Detached	4	\$ 1,508.00

HARBORVIEW			
Structure type	Bedroom	Flat Rent	
HIGHRISE Elevator	1	\$ 939.00	HEAT/HW/ELEC INCLUDED

North End Area			
Structure type	Bedroom	Flat Rent	
Walk Up	2	\$ 1,065.00	
Walk Up	3	\$ 1,403.00	
Semi-Detached	3	\$ 1,594.00	
Detached	3	\$ 1,697.00	
Semi-Detached	4	\$ 1,508.00	
Detached	4	\$ 1,912.00	
Walk Up	5	\$ 1,492.00	

The Reservoir Area			
Structure type	Bedroom	Flat Rent	
Semi-Detached	2	\$ 1,245.00	
Detached	3	\$ 1,528.00	
Detached	4	\$ 1,697.00	
Detached	5	\$ 1,707.00	
TRUMBULL GARDENS			
Structure type	Bedroom	Flat Rent	
TOWNHOUSE	2	\$ 1,006.00	
TOWNHOUSE	3	\$ 1,185.00	
TOWNHOUSE	4	\$ 1,385.00	
TOWNHOUSE	5	\$ 1,430.00	
HIGHRISE Elevator	2	\$ 1,142.00	HEAT/HW INCLUDED
HIGHRISE Elevator	3	\$ 1,202.00	HEAT/HW INCLUDED
YAREMICH			
Structure type	Bedroom	Flat Rent	

ROW HOUSE	2	\$ 1,278.00
-----------	---	-------------

South End Area			
Structure type	Bedroom	Flat Rent	
Walk Up	2	\$ 996.00	
Walk Up	3	\$ 1,155.00	
Semi-Detached	3	\$ 1,226.00	
PT BARNUM			
Structure type	Bedroom	Flat Rent	
TOWNHOUSE	2	\$ 1,127.00	HEAT/HW INCLUDED
TOWNHOUSE	3	\$ 1,199.00	HEAT/HW INCLUDED
TOWNHOUSE	4	\$ 1,355.00	HEAT/HW INCLUDED
MARINA VILLAGE			
Structure type	Bedroom	Flat Rent	
Townhouse	2	\$ 895.00	
Townhouse	3	\$ 1,111.00	
Townhouse	4	\$ 1,175.00	

Upper East Side Area			
Structure type	Bedroom	Flat Rent	
Walk up	1	\$ 780.00	
Row	1	\$ 790.00	
Walk Up	2	\$ 850.00	
Walk Up	2	\$ 1,010.00	
Row	2	\$ 950.00	
Semi-Detached	2	\$ 1,130.00	
Row	3	\$ 1,220.00	
Semi-Detached	3	\$ 1,327.00	
Detached	3	\$ 1,395.00	
Row	4	\$ 1,460.00	
Detached	4	\$ 1,508.00	
Detached	4	\$ 1,528.00	
FOREST GREEN			
Structure type	Bedroom	Flat Rent	
LOW RISE/GARDEN	1	\$ 992.00	
FIRESIDE			
Structure type	Bedroom	Flat Rent	
TOWNHOUSE	1	\$ 992.00	HEAT/HW INCLUDED

West End Area			
----------------------	--	--	--

Structure type	Bedroom	Flat Rent
Walk Up	1	\$ 790.00
Walk Up	2	\$ 900.00
Row	2	\$ 1,025.00
Walk Up	3	\$ 1,200.00
Row	3	\$ 1,155.00
Semi-Detached	3	\$ 1,330.00
Walk Up	4	\$ 1,361.00
Row	4	\$ 1,375.00
Semi-Detached	4	\$ 1,500.00
Walk Up	6	\$ 1,585.00
Detached	6	\$ 2,144.00

Housing Choice Voucher 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 Housing Choice Voucher 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 is \$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:

The Housing Authority's day-to-day operations are administered by an Executive Director (ED), which reports to a Board of five Commissioners. There are no Deputy Executive Directors. Instead there are seven directors and one Chief of Security that report directly to the ED: the Chief Financial Officer; the Director of Asset Management; the Director of the Housing Choice Voucher Program; the Director of Planning and Development; the Director of Legal Services; the Director of Human Resources; and the Director of Information Technology. In addition, the Executive Office Manager and the Resident Services Manager reports to the ED. The majority of the staff (82 employees) reports to the Director of Asset Management. The current number of employees working for HACB is 119 plus nine vacant positions for a total of 128 positions, which are down from FY 2013 wherein the Housing Authority had 155 positions. Positions that were eliminated include the Procurement staff, Tenant Selection staff, Work Order staff, the Executive Secretary to the ED and both Deputy Executive Director positions.

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 (7/1/2014)	Expected Turnover
Public Housing	2524	5%
Housing Choice Tenant Based Vouchers	2515	5%
HCV Certificates	0	
HCV Mod Rehab	0	
Special Purpose HC Certificates/Vouchers (list individually)	SRO 102 FUSE 11 VASH 15 Shelter Plus Care 0	5% 0% 0% 0%
HCV Project Based Vouchers	307	10%
Public Housing Drug Elimination Program (PHDEP)	0	
Other Federal Programs(list individually)	0	

Management Policy and Procedure Manuals:

The 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 Housing Choice Voucher management:

- a. Public Housing Program 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
- b. Housing Choice Voucher Program Management: (list below)
 - Housing Choice Voucher Administration Plan
 - Section 32 homeownership plan
 - Housing Choice 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 a HACB's grievance process may apply at:

- HACB's main administrative office; or
- HACB's housing management offices; or
- Office of the Director of Asset Management at Gary Crooks Center, 301 Bostwick Avenue, Bridgeport, CT 06604.

Housing Choice Voucher Program: Tenant-Based Assistance

HACB has established informal review procedures for applicants of the Housing Choice Voucher Program using tenant-based assistance in addition to the 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:

- The Office of the Director of the Housing Choice Voucher Program at 150 Highland Avenue, Bridgeport, CT.

6. Community Service and Self-Sufficiency

HACB Coordination with the Social Service Providers

Coordination efforts between HACB and local social service providers is ongoing and includes working with specific social and self-sufficiency services and programs to eligible families, especially those provided through Connecticut Legal Services, Southwest Community Health Care Center, ABCD Daycare, ABCD Weatherization program, Optimus Health Care Clinic, P T Partners, Urban Impact, Project Learn, Partnering Up, CFAL, The Center for Women and Families, New Haven Home Recovery's Stable Families and Bridgeport Housing First programs.

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.
- Housing Choice Voucher admissions policies.
- Preference/eligibility for public housing homeownership option participation.
- Preference/eligibility for Housing Choice Voucher 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>500</i>	<i>Random</i>	<i>Trumbull Gardens, Marina Village and PT Barnum</i>	<i>Both</i>
<i>Family Services Coordinator and Licensed Clinical</i>	<i>1500</i>	<i>Random</i>	<i>Resident Services Department</i>	<i>Public Housing</i>

<i>Social Worker for elderly and disabled households</i>				
<i>Scholarship Program</i>	<i>1</i>	<i>Random</i>	<i>Resident Services</i>	<i>Both</i>
<i>Homeownership*</i>	<i>Varies</i>	<i>Random</i>	<i>Resident Selection</i>	<i>Public Housing and Section 8</i>
<i>Employment, Training (outreach, promote, prepare, refer)</i>	<i>2410</i>	<i>Random</i>	<i>Resident Services Family Service Coordinators</i>	<i>Public Housing</i>
<i>After-School Programs</i>	<i>309</i>	<i>Random</i>	<i>Trumbull Gardens, Marina Village, PT Barnum</i>	<i>Public Housing and Section 8</i>
<i>Summer Sensational Enrichment Program</i>	<i>175</i>	<i>Random</i>	<i>Trumbull Gardens, Marina Village, PT Barnum</i>	<i>Public Housing Residents and Community</i>
<i>Renter's Rebate Program</i>	<i>600</i>	<i>Elderly/Disabled</i>	<i>Site Offices</i>	<i>Public Housing</i>
<i>Resident Association Leadership Training</i>	<i>16</i>	<i>Resident Association Officers</i>	<i>Resident Associations/Site Offices</i>	<i>Public Housing</i>
<i>Financial Literacy</i>	<i>25</i>	<i>Random</i>	<i>Gary Crooks Center and area agencies</i>	<i>Public Housing/Section 8</i>
<i>City-wide Youth Center</i>	<i>260</i>	<i>Random</i>	<i>Trumbull Gardens</i>	<i>Public Housing/Section 8</i>
<i>Unique/Unified Youth Arts Program</i>	<i>60-100</i>	<i>Random</i>	<i>Marina Village Resident Management Corporation</i>	<i>Public Housing</i>
<i>Diaper Bank</i>	<i>120</i>	<i>Random</i>	<i>Resident Services</i>	<i>Both</i>
<i>Vita Tax Preparation</i>	<i>74</i>	<i>Random</i>	<i>Resident Services</i>	<i>Both</i>
<i>Resident Operated Business Training</i>	<i>40</i>	<i>Random</i>	<i>Community</i>	<i>Public Housing and Section 8</i>

Comment [p1]: Estimated size. No HACB residents applied. What # is this based on?

Comment [p2]: OK offered this through summer program and referrals from the REC

**HACB doesn't have an approved program at this time, although will consider developing a program for approval is demonstrated by resident demand.*

Family Self-sufficiency program
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
Housing Choice Voucher	33	3 as of July 15, 2014

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 are encouraged to participate on 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 residents 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 all volunteer opportunities in the housing authority and will provide every resident required to perform community service a community volunteer resource handbook. Community service activities may include, but are not limited to: physical improvement of the community, volunteer work in schools, child-care centers, hospitals, homeless shelters, pet shelters, or other social service organizations and local agencies. 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 their community service requirement. Should a 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.

HACB Housing Management staff will require all LIPH residents to complete a Community Service form indicating whether they are exempt or not. If a resident is exempt they must provide proof of their exemption. If a resident is required to perform Community Service then they must complete and sign a Community Service Volunteer form every month and have it signed by the Volunteer service organization. The Housing Management staff will monitor all Community Service activities by residents.

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.

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.

7. 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:

- a. High incidence of violent and/or drug-related crime in some or all of the PHA's developments.
- b. High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments.
- c. Residents fearful for their safety and/or the safety of their children.
- d. Observed lower-level crime, vandalism and/or graffiti.
- e. 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:

- a. Safety and security survey of residents.
- b. Analysis of crime statistics over time for crimes committed "in and around" public housing authority.
- c. Resident reports.
- d. HACB's employee reports.
- e. Police reports.
- f. Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs.

The most affected among HACB's developments are Charles Greene Homes, Trumbull Gardens, P T Barnum, Harborview Towers, Marina Village, 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:

- a. **Contracting with unarmed security patrols in HACB developments**
- b. **Crime Prevention through Environmental Design.**
- c. **Activities targeted to at-risk youth, adults, or seniors.**
- d. **Volunteer Resident Patrol/Block Watchers Program.**
- e. **Other:**
 - **Planned redevelopment 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 Trumbull Gardens, Charles Greene, Marina Village, PT Barnum, Harborview Towers and Boston Commons, a Scattered Site development.

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:

- a. Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- b. Police provide crime data to housing authority staff for analysis and action
- c. Police regularly testify in and otherwise support eviction cases
- d. Police regularly meet with the PHA management and residents

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

8. 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:

- a. 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.
- b. 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.)

9. 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.

10. 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 (2012) was submitted to HUD.

11. PHA Asset Management

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

- **Green Physical Needs Assessments.**

12. Violence Against Women Act (VAWA)

HACB will comply with the requirement of the Violence Against Women Act (VAWA) as prescribed in the Federal Register, Volume 72, No. 51, March 16, 2007. On February 10, 2014 the HACB Board adopted a VAWA Policy. The Policy is being incorporated into the Admissions and Occupancy Plan and into the Housing Choice Voucher Administrative Plan. All VAWA residents and HCV tenants will be classified as emergency transfers under the ACOP and HCV Administrative Plan.

The purpose of the VAWA Policy is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth HACB's policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

The Policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

The Policy has the following principal goals and objectives:

- A. To maintain compliance with all applicable legal requirements imposed by VAWA;
- B. To ensure the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by HACB;
- C. To provide and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. To create and maintaining collaborative arrangements between HACB, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by HACB; and
- E. To take appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by HACB.

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

7.0a. Hope VI/Choice Neighborhood Initiative

HACB applied for a Choice Neighborhood revitalization grant for the redevelopment of Marina Village, Marina B and the former Father Panik development sites in 2013 and will re-apply in 2015.

Mixed Finance Modernization or Development

HACB will not be engaging in any mixed-finance development activities for public housing within the Plan year. All Marina Village replacement housing units will be either Project Based Vouchers or RAD assisted units.

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 checked="" type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: First application submitted in January 2013, pending HUD approval. Second phase of demolition to be submitted in June 2014.
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 checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: Anticipated Demolition Application in June 2014 for the second phase of demolition for additional 145 residential units. The City of Bridgeport has past a CF appropriations of \$2.6 million to fund the demolition and environmental remediation of the first 15 buildings. Demolition is scheduled to occur in early 2015.

Demolition/Disposition Activity Description
--

1a. Development name: Marina B Apartments (Vacant 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 2013</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 2.58 acres
7. Timeline for activity: The Marina B Apartments lot is part of the redevelopment as part of the Marina Village. Timeline for activity: a. Site plan was approved by the City of Bridgeport in April 2014; b. CT Department of Housing awarded the project \$6 million CDBG-DR funds in March 2014. c. HACB and Developer are working to secure additional funding during 2014.

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 utility company <input type="checkbox"/> Total development
7. Timeline for activity: this disposition is for a narrow strip on land in which the local utility company is requesting an easement.

Demolition/Disposition Activity Description
1a. Development name: 331 Alba Ave. #Rear, 319, 325, 329 Woodlawn Ave., 65-69 Highland Ave., 191-197 and 323 Harral Avenue, 1081-1083 Iranistan Ave., 147-153 and 157-163 Lee Ave., and 177 Voight Ave, 147-151 Highland Ave., 59

Sedgwick Ave., 73-127 Garden St. 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 2012)</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 2014 b. HUD review and approval: March 2015 c. Transaction completion: June 2015

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"/> Long term lease
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: December 2012
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 HACB may dispose of the 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.

7.0d. Homeownership

HACB has suspended its homeownership program that had been approved under section 5(h) (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: (3/31/1999)
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
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: TBD 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 The housing authority 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 Housing Choice Voucher 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 Housing Choice Voucher Homeownership Program:

- Eligible households will make a minimum of three (3) percent 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 has currently used its PBVs for compliance with the Father Panik and Pequonnock consent decrees and to house the homeless. **The Housing Authority intends to use project based vouchers to provide replacement housing for Marina Village residents due to redevelopment efforts.** 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.

Following is a table indicating the number and locations of project-based vouchers in HACB's program.

Project Based Housing Choice Voucher Units Under Contract as of May 2014

LIST OF PROPERTIES

ADDRESS	OCCUPIED	VACANT	BEDROOM SIZE
1071 PEMBROKE STREET		1	2
1071 PEMBROKE STREET	1		2
1071 PEMBROKE STREET	1		2
1071 PEMBROKE STREET	1		2
1071 PEMBROKE STREET	1		2
1071 PEMBROKE STREET	1		2
600 D EAST MAIN STREET		1	1
600C EAST MAIN STREET		1	1
598D EAST MAIN STREET		1	0
592B EAST MAIN STREET	1		1
592 C EAST MAIN STREET	1		2
606B EAST MAIN STREET	1		2
598C EAST MAIN STREET	1		3
590C EAST MAIN STREET	1		3
590 B EAST MAIN STREET	1		2
608 B EAST MAIN STREET	1		2
598A EAST MAIN STREET	1		1
600 A EAST MAIN STREET	1		1
608 A EAST MAIN STREET	1		3
609 ARCTIC STREET	1		1
609 ARCTIC STREET	1		1
609 ARCTIC STREET	1		2
609 ARCTIC STREET	1		2
609 ARCTIC STREET	1		0
1062 FAIRFIELD AVENUE	1		0
1062 FAIRFIELD AVENUE	1		0
1062 FAIRFIELD AVENUE	1		0
1062 FAIRFIELD AVENUE	1		0
1062 FAIRFIELD AVENUE	1		0
1062 FAIRFIELD AVENUE	1		0
1062 FAIRFIELD AVE	1		0
179 SHERWOOD AVENUE		1	0
181 SHERWOOD AVENUE	1		2
179 SHERWOOD AVENUE	1		2
344 HANOVER STREET		1	3
352 HANOVER STREET		1	3
42 KENT AVENUE		1	3
204 BLACK ROCK AVENUE		1	3
162 NORMAN STREET		1	3

350 HANOVER STREET		1	3
346 HANOVER STREET		1	3
350 HANOVER STREET		1	3
354 HANOVER STREET		1	3
354 HANOVER STREET		1	3
164 NORMAN STREET		1	3
356 HANOVER STREET		1	3
212 MAPLEWOOD AVENUE		1	2
378 HANOVER STREET		1	0
246 HANOVER STREET		1	0
338 HANOVER STREET		1	3
158 NORMAN STREET	1		3
374 HANOVER STREET	1		3
23 GODDARD AVENUE	1		3
376 HANOVER STREET	1		3
206 BLACK ROCK AVENUE	1		3
160LEFT BLACK ROCK AVENUE	1		3
160 BLACK ROCK AVENUE	1		3
150 BLACK ROCK AVENUE	1		2
150 BLACK ROCK AVENUE	1		2
150 BLACK ROCK AVENUE	1		2
63 HANOVER STREET	1		3
380 HANOVER STREET	1		3
382 HANOVER STREET	1		3
59 HANOVER STREET	1		3
246 HANOVER STREET	1		3
246 HANOVER STREET	1		3
237 LEWIS STREET	1		3
231 LEWIS STREET	1		3
212 MAPLEWOOD AVENUE	1		2
212 MAPLEWOOD AVENUE	1		2
214 MAPLEWOOD AVENUE	1		2
214 MAPLEWOOD AVENUE	1		2
214 MAPLEWOOD AVENUE	1		2
547 BROOKS STREET	1		2
553 BROOKS STREET	1		2
551 BROOKS STREET	1		2
549 BROOKS STREET	1		2
372 HANOVER STREET	1		3
344 HANOVER STREET	1		3
156 NORMAN STREET	1		3
160 NORMAN STREET		1	2
166 NORMAN STREET	1		2
338 HANOVER STREET	1		3
283 WILLIAM STREET		1	2

281 WILLIAM STREET	1		2
51 PACIFIC STREET	1		2
261 CLINTON AVENUE	1		2
49 PACIFIC STREET	1		2
78 BALDWIN STREET	1		2
129 BRADLEY STREET	1		2
127 BRADLEY STREET	1		2
263 CLINTON AVENUE	1		2
76 BALDWIN STREET	1		2
1011 HANCOCK AVENUE	1		2
1013 HANCOCK AVENUE	1		3
955 MAIN STREET		1	0
955 MAIN STREET	1		1
955 MAIN STREET	1		1
955 MAIN STREET	1		0
955 MAIN STREET	1		1
955 MAIN STREET	1		0
814-824 PARK AVENUE	1		2
814-824 PARK AVENUE	1		2
814-824 PARK AVENUE	1		2
814-824 PARK AVENUE	1		2
814-824 PARK AVENUE	1		2
814-824 PARK AVENUE	1		2
81 NEWFIELD AVENUE		1	3
43 BEATRICE STREET		1	0
187 PRISCILLA STREET	1		2
177 WORDIN AVENUE	1		2
41 BEATRICE STREET	1		2
81 NEWFIELD AVENUE	1		2
41 BEATRICE STREET	1		2
189 PRISCILLA STREET	1		2
81 NEWFIELD AVENUE	1		3
13 LINEN AVENUE	1		2
17 LINEN AVENUE	1		2
303 HARRAL AVENUE	1		2
13 LINEN AVENUE	1		2
260 BEARDSLEY STREET	1		2
184 BEACH STREET	1		3
186 BEACH STREET	1		3
200 CARROLL AVENUE	1		2
680 DEWEY STREET	1		3
262 BEARDSLEY STREET	1		2
260 BEARDSLEY STREET	1		2
177 WORDIN AVENUE	1		2
204 CARROLL AVENUE	1		3

262 BEARDSLEY STREET	1		2
303 HARRAL AVENUE	1		2
680 DEWEY STREET	1		3
680 DEWEY STREET	1		3
303 HARRAL AVENUE	1		2
202 CARROLL AVENUE	1		2
54 CLARENCE STREET		1	2
56 CLARENCE STREET		1	2
56 CLARENCE STREET		1	2
58 CLARENCE STREET	1		2
91 CLINTON AVENUE		1	2
91 CLINTON AVENUE		1	2
91 CLINTON AVENUE	1		2
91 CLINTON AVENUE	1		2
91 CLINTON AVENUE	1		2
91 CLINTON AVENUE	1		2
91 CLINTON AVENUE	1		2
91 CLINTON AVENUE	1		2
91 CLINTON AVENUE	1		2
91 CLINTON AVENUE	1		2
91 CLINTON AVENUE	1		2
91 CLINTON AVENUE	1		2
91 CLINTON AVENUE	1		2
91 CLINTON AVENUE	1		2
91 CLINTON AVENUE	1		2
162 WILLIAM STREET		1	3
164 WILLIAM STREET	1		3
164 WILLIAM STREET	1		3
36 ADAMS STREET	1		3
513 CARROLL AVENUE	1		1
34-36 ADAMS STREET	1		2
513 CARROLL AVENUE	1		2
162 WILLIAM STREET	1		3
164 WILLIAM STREET	1		3
162 WILLIAM STREET	1		3
431 WASHINGTON AVENUE	1		0
431 WASHINGTON AVENUE	1		0
431 WASHINGTON AVENUE	1		0
431 WASHINGTON AVENUE	1		0
431 WASHINGTON AVENUE	1		0
431 WASHINGTON AVENUE	1		0
431 WASHINGTON AVENUE	1		1
431 WASHINGTON AVENUE	1		0
431 WASHINGTON AVE	1		0
431 WASHINGTON AVENUE	1		0
431 WASHINGTON AVENUE	1		0
530 EAST WASHINGTON AVENUE		1	4
530 EAST WASHINGTON	1		3

AVENUE			
557 OGDEN STREET	1		3
559 OGDEN STREET	1		3
777 ARCTIC STREET		1	0
775 ARCTIC STREET	1		3
755 ARCTIC STREET	1		3
753 ARCTIC STREET	1		3
757 ARCTIC STREET	1		3
773 ARCTIC STREET	1		3
91 MILL HILL AVENUE		1	4
89 MILL HILL AVENUE	1		4
1235 HUNTINGTON TURNPIKE		1	1
1235 HUNTINGTON TPKE	1		1
1235 HUNTINGTON TPKE	1		1
1235 HUNTINGTON TURNPIKE	1		1
1235 HUNTINGTON TPKE	1		1
1235 HUNTINGTON TURNPIKE	1		1
1235 HUNTINGTON TPKE	1		1
1235 HUNTINGTON TPKE	1		1
1235 HUNTINGTON TPKE	1		1
1235 HUNTINGTON TPKE	1		1
1235 HUNTINGTON TPKE	1		1
1235 HUNTINGTON TURNPIKE	1		1
1235 HUNTINGTON TPKE	1		1
40 SANFORD PLACE		1	2
40 SANFORD PLACE	1		1
40 SANFORD PLACE	1		2
40 SANFORD PLACE	1		2
40 SANFORD PLACE	1		2
294 LAFAYETTE STREET		1	3
286 LAFAYETTE STREET	1		3
300 LAFAYETTE STREET	1		3
298 LAFAYETTE STREET	1		3
292 LAFAYETTE STREET	1		3
288 LAFAYETTE STREET	1		3
296 LAFAYETTE STREET	1		3
288 LAFAYETTE STREET	1		3
296 LAFAYETTE STREET	1		3
290 LAFAYETTE STREET	1		3
298 LAFAYETTE STREET	1		3
290 LAFAYETTE STREET	1		3
2575 MAIN STREET	1		3
2575 MAIN STREET	1		3
2575 MAIN STREET	1		2
249 WILMOT AVENUE	1		3
434 MAPLEWOOD AVENUE		1	3

434 MAPLEWOOD AVENUE	1		2
434 MAPLEWOOD AVENUE	1		2
434 MAPLEWOOD AVENUE	1		3
434 MAPLEWOOD AVENUE	1		3
434 MAPLEWOOD AVENUE	1		3
434 MAPLEWOOD AVENUE	1		2
33 YALE STREET		1	0
434 MAPLEWOOD STREET		1	0
33 YALE STREET APT	1		2
33 YALE STREET	1		2
700 CAPITOL AVENUE		1	2
101 SAWYER ROAD	1		3
103 SAWYER ROAD	1		3
40 JANE STREET		1	4
42 JANE STREET		1	4
42 JANE STREET	1		2
40 JANE STREET	1		2
235-237 PARK STREET		1	3
237 PARK STREET	1		3
237 PARK STREET	1		3
235 PARK STREET	1		3
243 JANE STREET		1	0
249 JANE STREET		1	0
243-1 JANE STREET		1	0
245 JANE STREET	1		2
247 JANE STREET	1		3
247 JANE STREET	1		3
1710 BOSTON AVENUE		1	2
1712 BOSTON AVENUE	1		2
1708-1 BOSTON AVENUE	1		2
109 COLUMBIA STREET		1	3
115 COLUMBIA STREET		1	2
117 COLUMBIA STREET		1	3
123 COLUMBIA STREET		1	2
107 COLUMBIA STREET	1		2
125 COLUMBIA STREET	1		3
33 RIDGE AVENUE	1		3
31 RIDGE AVENUE	1		4
29 RIDGE AVENUE	1		3
35 RIDGE AVENUE	1		4
19 WALDORF AVENUE		1	0
19 WALDORF AVENUE	1		3
564 KOSSUTH STREET		1	3
486 EAST WASHINGTON AVE		1	3
556 KOSSUTH STREET		1	3

496-1 EAST WASHINGTON AVE		1	2
657 KOSSUTH STRTEET		1	3
572-1 EAST WASHINGTON AVE	1		3
467 NOBLE AVENUE	1		3
564 KOSSUTH STREET	1		3
269-1 BARNUM AVENUE	1		1
271 BARNUM AVENUE	1		5
554 KOSSUTH STREET	1		3
465 NOBLE AVENUE	1		2
382 BARNUM AVENUE	1		2
564-1 KOSSUTH STREET	1		3
475 NOBLE AVENUE	1		1
530 KOSSUTH STREET	1		3
329 BARNUM AVENUE	1		0
469 NOBLE AVENUE	1		1
473 NOBLE AVENUE	1		3
275 BARNUM AVENUE	1		2
401 NOBLE AVENUE	1		4
327 BARNUM AVENUE	1		3
496 EAST WASHINGTON AVENUE	1		3
265 BARNUM AVENUE	1		2
269-2 BARNUM AVENUE	1		4
498 EAST WASHINGTON AVE	1		4
564-4 KOSSUTH STREET	1		3
480 EAST WASHINGTON AVE	1		3
331 BARNUM AVENUE	1		3
564-6 KOSSUTH STREET	1		3
556-2 KOSSUTH STREET	1		3
471 NOBLE AVENUE	1		3
380 BARNUM AVENUE	1		1
1988 SEAVIEW AVENUE	1		2
1986 SEAVIEW AVENUE	1		3
1988 SEAVIEW AVENUE	1		3
140 YALE STREET		1	3
80 YALE STREET	1		1
140 YALE STREET	1		2
140 YALE STREET	1		2
80 YALE STREET	1		3
100 YALE STREET	1		1
80 YALE STREET	1		1
140 YALE STREET	1		4
100 YALE STREET	1		4
120 YALE STREET	1		4
TOTALS:	246	60	

7.0f. Rental Assistance Demonstration (RAD) Program

HACB is studying the financial feasibility of converting its major development properties from public housing to rental assisted housing under HUD's Rental Assistance Demonstration program.

RAD Public Housing Activity Description
1a. Development name: Marina Village 1b. Development (project) number: CT001000002
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: Submitted November 2013
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: 270 units were originally identified to under go RAD. Current plans are to reduce this number to 125 units and apply for a second demolition application for the other 145 units.
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

RAD Public Housing Activity Description
1a. Development name: Trumbull Gardens 1b. Development (project) number: CT001000044
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: November 2014
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?
5. Number of units affected: 404 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

RAD Public Housing Activity Description
1a. Development name: P T Barnum
1b. Development (project) number: CT001000005
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: November 2014
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?
8. Number of units affected: 360 9. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

RAD Public Housing Activity Description
1a. Development name: Charles F. Greene Homes
1b. Development (project) number: CT001000006
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: November 2014
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?
10. Number of units affected: 269
11. Coverage of action (select one)
<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

RAD Public Housing Activity Description	
1a. Development name: Fireside Apartments	
1b. Development (project) number: CT001000007	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input checked="" type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: November 2014	
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?	
12. Number of units affected: 272	
13. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

RAD Public Housing Activity Description	
1a. Development name: Harborview Towers	
1b. Development (project) number: CT001000009	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input checked="" type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>

4. Date this designation approved, submitted, or planned for submission: November 2014
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?
14. Number of units affected: 240 15. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

8.0 Capital Improvements

Capital Fund Program/Modernization Activities

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 Performance Contract measurement, verification and maintenance
- 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 of properties to meet the Father Panik and Marina 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. ct001a0 for capital fund; ct001b0 for replacement housing factor

8.2 Capital Fund Program Five-Year Action Plan

HUD form 50075.2 is attached. ct001

8.3 Capital Fund Financing Program

HACB does not plan on using a Capital Fund Program (CFP) based upon the limited amount of funds available each year through the capital program that currently do not meet the needs of replacement for each development site.

9.0 Housing Needs

HACB's last physical needs assessment (PNA) was completed in 2009. A new Green PNA will need to be conducted in 2014.

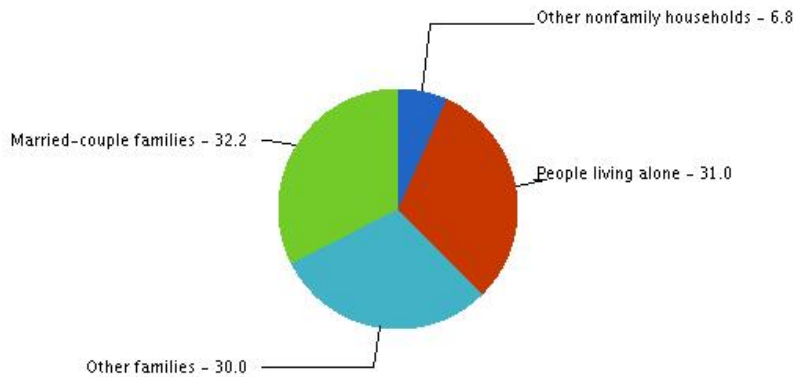
Below is the 2008 US Census American Community Survey that was done for the City of Bridgeport, which provides a Demographic and Socioeconomic Snapshot of the City.

In 2008-2012 there were 50,800 households in Bridgeport, Connecticut. The average household size was 2.8 people.

Families made up 62 percent of the households in Bridgeport, Connecticut. This figure includes both married-couple families (32 percent) and other families (30 percent). Of other families, 14 percent are female householder families with no husband present and own children under 18 years. Nonfamily households made up 38 percent of all households in Bridgeport, Connecticut. Most of the nonfamily households were people living alone, but some were composed of people living in households in which no one was related to the householder.

In Bridgeport, Connecticut, 38 percent of all households have one or more people under the age of 18; 22 percent of all households have one or more people 65 years and over.

Types of Households in Bridgeport, Connecticut in 2008-2012
[click graph to view data in table format](#)



Among persons 15 and older, 37 percent of males and 31 percent of females are currently married.

Population 15 years and over	Males	Females
Never married	49.0	43.8
Now married, except separated	37.5	31.3
Separated	2.4	3.9
Widowed	2.4	9.1
Divorced	8.8	12.0

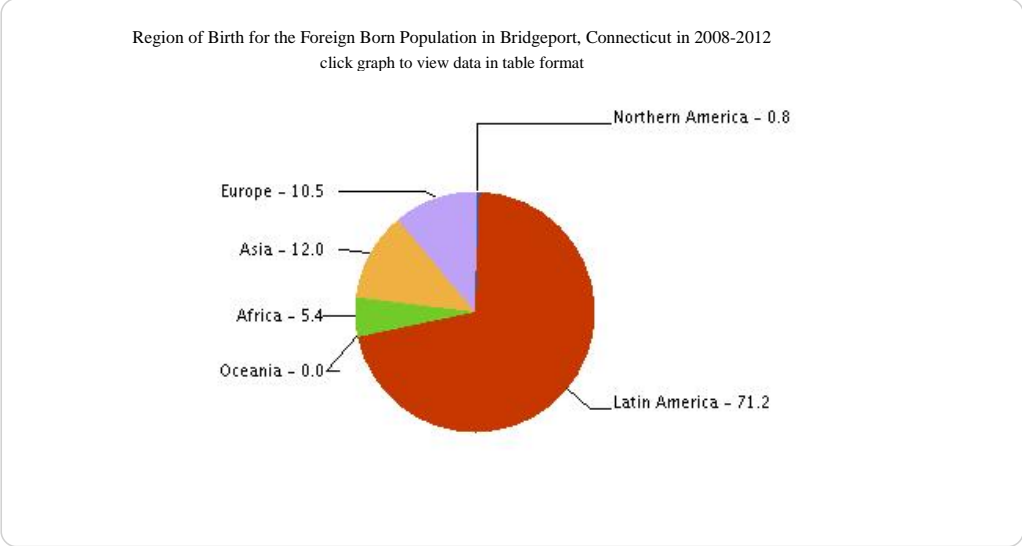
In Bridgeport, Connecticut, 4,700 grandparents lived with their grandchildren under 18 years old. Of those grandparents, 37 percent of them had financial responsibility for their grandchildren.

► Nativity and Foreign Born

An estimated 73 percent of the people living in Bridgeport, Connecticut in 2008-2012 were native residents of the United States and 46 percent of these residents were living in the state in which they were born.

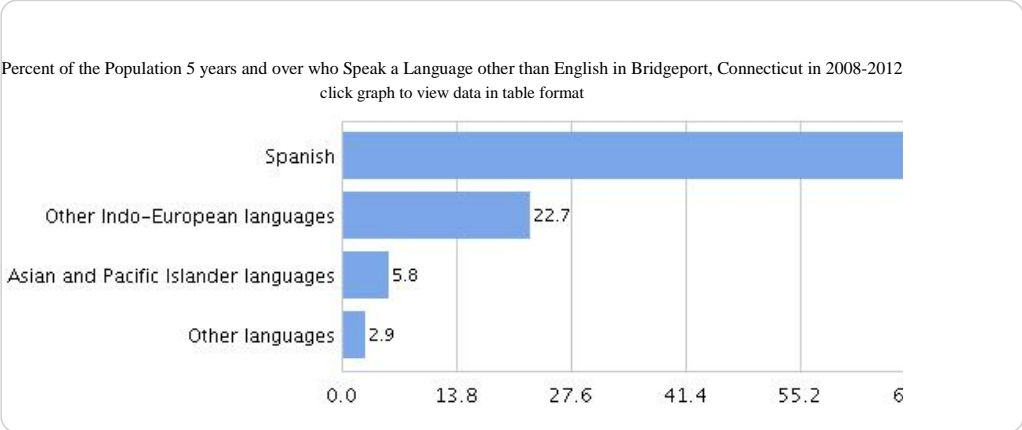
An estimated 27 percent of the people living in Bridgeport, Connecticut in 2008-2012 were foreign born. Of the foreign born population, 35 percent were naturalized U.S. citizens, and 96 percent entered the country before the year 2010. An estimated 4 percent of the foreign born entered the country in 2010 or later.

Foreign born residents of Bridgeport, Connecticut come from different parts of the world.



► **Language**

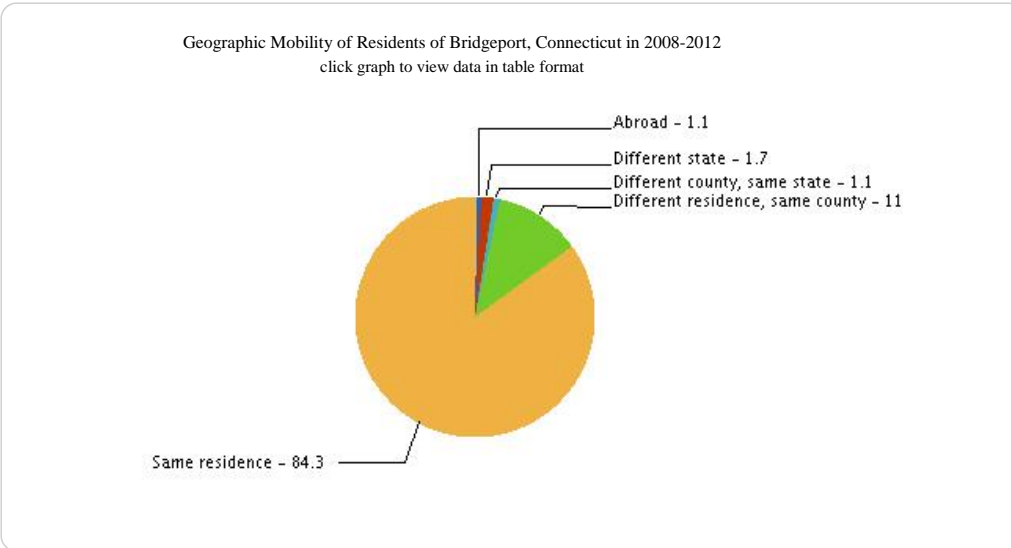
Among people at least five years old living in Bridgeport, Connecticut in 2008-2012, 46 percent spoke a language other than English at home. Of those speaking a language other than English at home, 69 percent spoke Spanish and 31 percent spoke some other language; 48 percent reported that they did not speak English "very well."



► **Geographic Mobility**

In 2008-2012, 84 percent of the people at least one year old living in Bridgeport,

Connecticut were living in the same residence one year earlier.

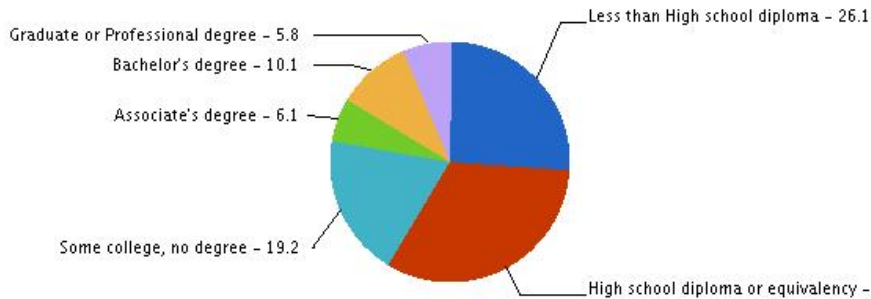


► Education

In 2008-2012, 74 percent of people 25 years and over had at least graduated from high school and 16 percent had a bachelor's degree or higher. An estimated 26 percent did not complete high school.

The total school enrollment in Bridgeport, Connecticut was 43,600 in 2008-2012. Nursery school and kindergarten enrollment was 5,300 and elementary or high school enrollment was 25,900 children. College or graduate school enrollment was 12,400.

Educational Attainment of People in Bridgeport, Connecticut in 2008-2012



► Disability

In Bridgeport, Connecticut, among the civilian non-institutionalized population in 2008-2012, 12 percent reported a disability. The likelihood of having a disability varied by age - from 4 percent of people under 18 years old, to 11 percent of people 18 to 64 years old, and to 41 percent of those 65 and over.

► Employment Status and Type of Employer

In Bridgeport, Connecticut, 57 percent of the population 16 and over is employed; 32 percent were not currently in the labor force.

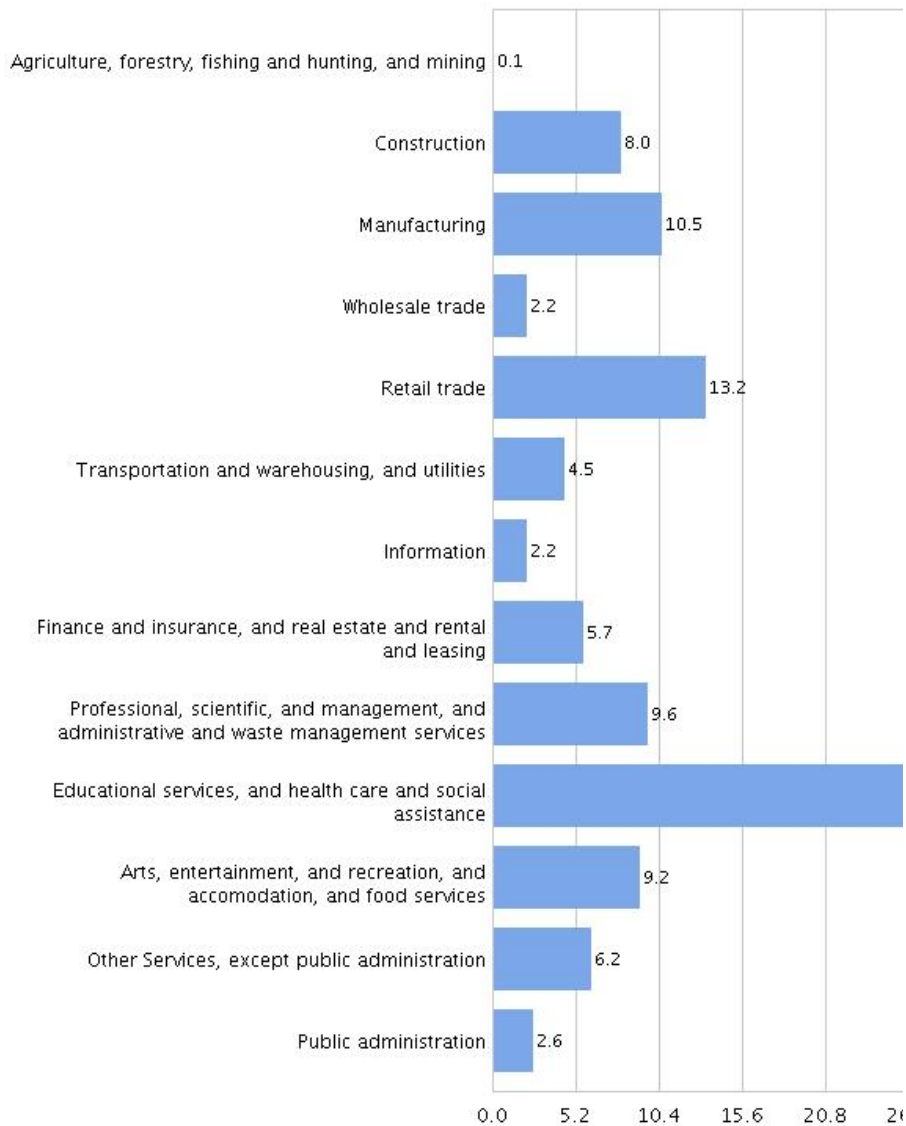
An estimated 84 percent of the people employed were private wage and salary workers; 10 percent were federal, state, or local government workers; and 5 percent were self-employed in their own (not incorporated) business.

Class of worker	Number	Percent
Private wage and salary workers	53,046	84.4
Federal, state, or local government workers	6,289	10.0
Self-employed workers in own not incorporated business	3,446	5.5

► Industries

In 2008-2012, the civilian employed population 16 years and older in Bridgeport, Connecticut worked in the following industries:

Percent by Industry in Bridgeport, Connecticut in 2008-2012



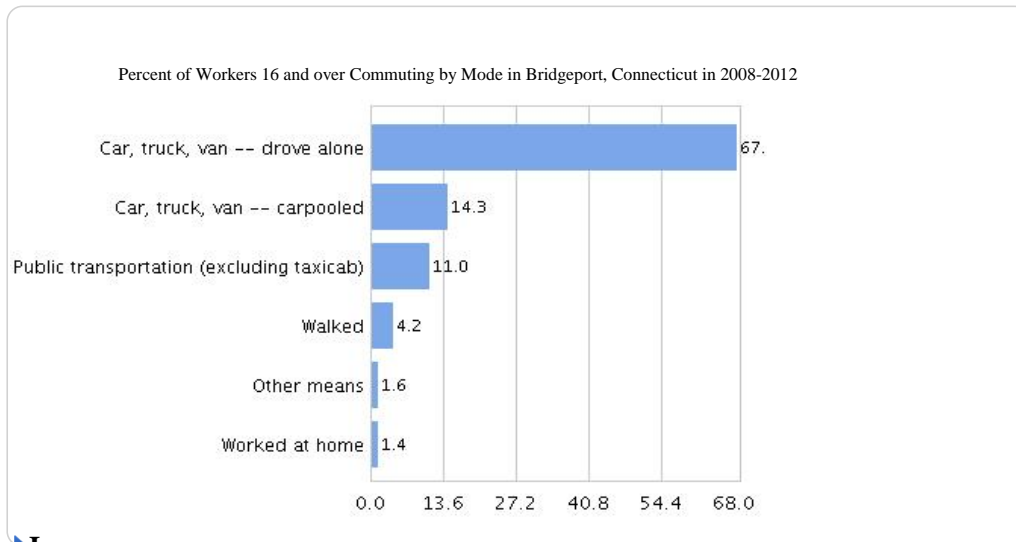
► **Occupations**

Occupations for the civilian employed population 16 years and over in Bridgeport, Connecticut in 2008-2012:

Civilian employed population 16 years and over	Number	Percent
Management, business, sciences, and arts occupations	14,537	23.1
Service occupations	16,989	27.0
Sales and office occupations	15,903	25.3
Natural resources, construction, and maintenance occupations	6,578	10.5
Production, transportation, and material moving occupations	8,818	14.0

► Commuting to Work

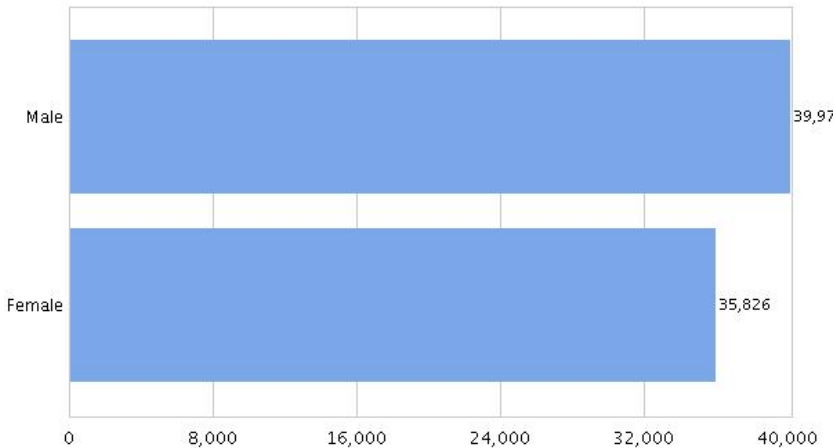
An estimated 68 percent of Bridgeport, Connecticut workers drove to work alone in 2008-2012, and 14 percent carpooled. Among those who commuted to work, it took them on average 26 minutes to get to work.



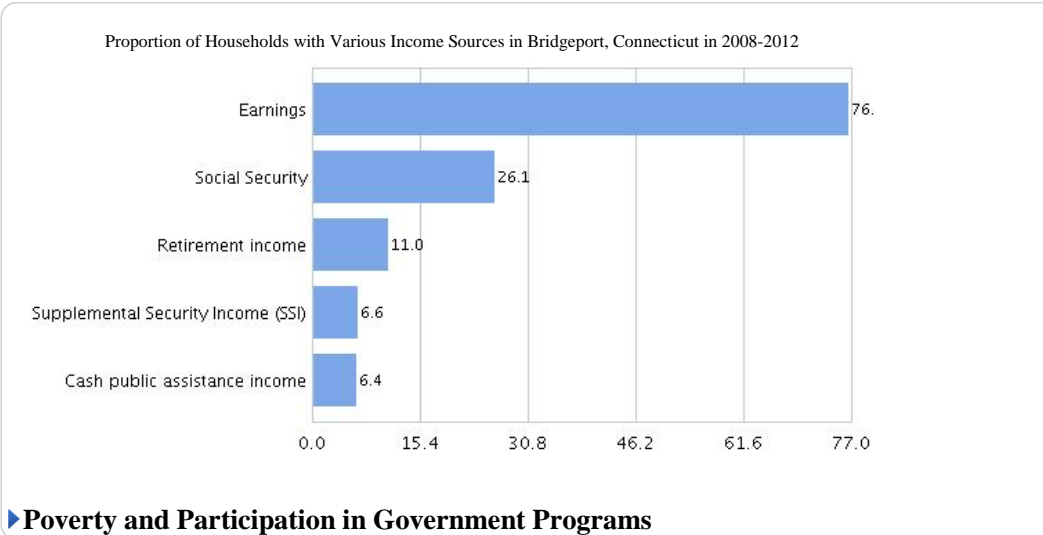
► Income

The median income of households in Bridgeport, Connecticut was \$39,822. An estimated 20 percent of households had income below \$15,000 a year and 4 percent had income over \$150,000 or more.

Median Earnings for Full-Time Year-Round Workers by Sex in Bridgeport, Connecticut in 2008-2012

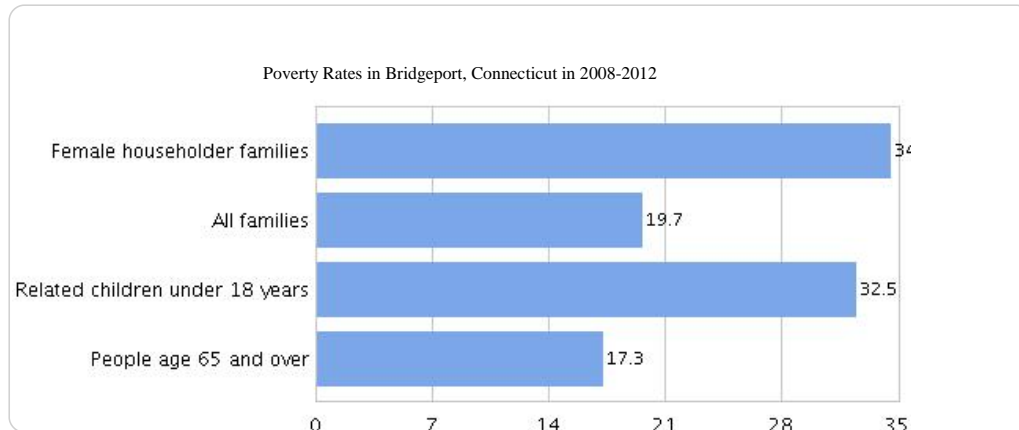


An estimated 77 percent of the households received earnings and 11 percent received retirement income other than Social Security. An estimated 26 percent of the households received Social Security. The average income from Social Security was \$14,164. These income sources are not mutually exclusive; that is, some households received income from more than one source.



In 2008-2012, 24 percent of people were in poverty. An estimated 32 percent of related children under 18 were below the poverty level, compared with 17 percent of people 65 years old and over. An estimated 20 percent of all families and 35 percent of families

with a female householder and no husband present had incomes below the poverty level.



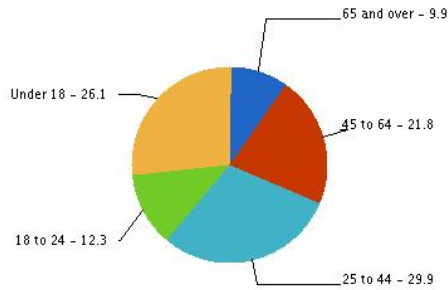
► Health Insurance

Among the civilian non-institutionalized population in Bridgeport, Connecticut in 2008-2012, 79 percent had health insurance coverage and 21 percent did not have health insurance coverage. For those under 18 years of age, 8 percent had no health insurance coverage. The civilian non-institutionalized population had both private and public health insurance, with 48 percent having private coverage and 38 percent having public coverage.

► Population

In 2008-2012, Bridgeport, Connecticut has a total population of 144,400 -- 75,200 (52 percent) females and 69,200 (48 percent) males. The median age was 32.1 years. An estimated 26 percent of the population was under 18 years and 10 percent was 65 years and older.

Age Distribution of People in Bridgeport, Connecticut in 2008-2012

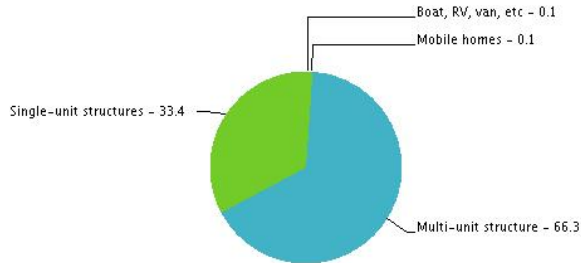


For people reporting one race alone, 48 percent were White; 36 percent were Black or African American; less than 0.5 percent were American Indian and Alaska Native; 4 percent were Asian; less than 0.5 percent were Native Hawaiian and Other Pacific Islander, and 11 percent were some other race. An estimated 2 percent reported two or more races. An estimated 37 percent of the people in Bridgeport, Connecticut were Hispanic. An estimated 23 percent of the people in Bridgeport, Connecticut were White non-Hispanic. People of Hispanic origin may be of any race.

► Housing Characteristics

In 2008-2012, Bridgeport, Connecticut had a total of 58,500 housing units, 13 percent of which were vacant. Of the total housing units, 33 percent were in single-unit structures, 66 percent were in multi-unit structures, and less than 0.5 percent is mobile homes. An estimated 6 percent of the housing units were built since 1990.

Types of Housing Units in Bridgeport, Connecticut in 2008-2012

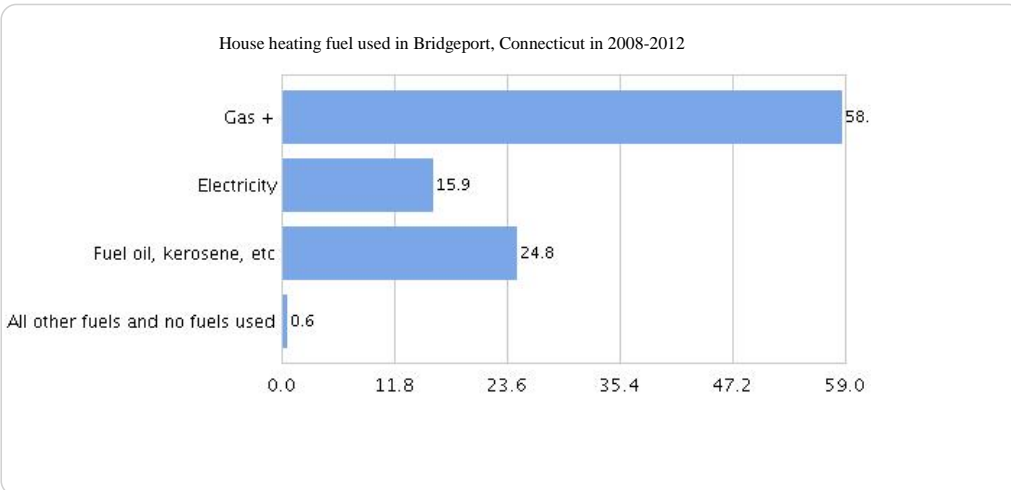


The median number of rooms in all housing units in Bridgeport, Connecticut is 5. Of these housing units, 42 percent have three or more bedrooms.

Occupied Housing Unit Characteristics

In 2008-2012, Bridgeport, Connecticut had 50,800 occupied housing units - 22,100 (44 percent) owner occupied and 28,700 (56 percent) renter occupied. An estimated 71 percent of householders of these units had moved in since 2000. An estimated 71 percent of the owner occupied units had a mortgage. An estimated 2 percent of the households did not have telephone service. An estimated 21 percent had no vehicles available and another 12 percent had three or more.

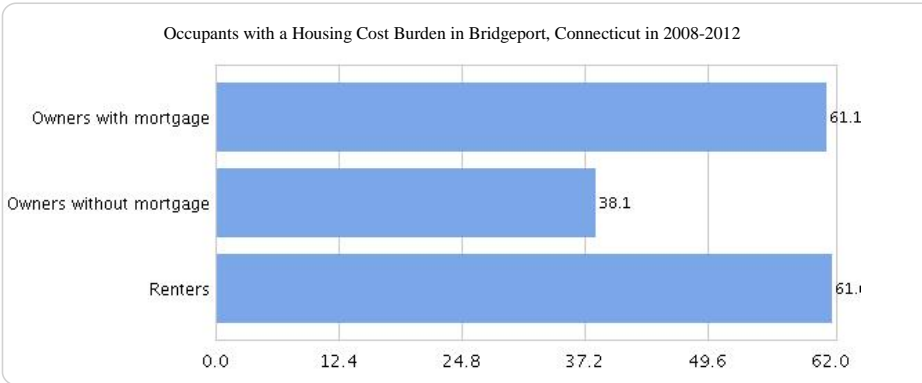
Homes in Bridgeport, Connecticut were heated in the following ways:



+this category includes utility, bottled, tank, or LP gas

► Housing Costs

The median monthly housing costs for mortgaged owners was \$2,046, non-mortgaged owners \$851, and renters \$1,046. An estimated 61 percent of owners with mortgages, 38 percent of owners without mortgages, and 62 percent of renters in Bridgeport, Connecticut spent 30 percent or more of household income on housing.



Explanation of Symbols:
 An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
 An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
 An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.

Analysis of HACB’s site based waiting lists and existing families for public housing and Housing Choice Voucher programs was also conducted to discern the specific housing needs of families in HACB’s jurisdiction:

Housing Needs of Families at Charles Greene Homes			
(The public housing waiting list is closed; however HACB plans to reopen an Authority-wide waitlist in 2014.)			
	# of families	% of total families	Annual Turnover
Waiting list total	509		
Extremely low income <=30% AMI	307		
Very low income (>30% but <=50% AMI)	40		
Low income (>50% but <80%)	4		

Housing Needs of Families at Charles Greene Homes			
(The public housing waiting list is closed; however HACB plans to reopen an Authority-wide waitlist in 2014.)			
AMI)			
Families with children	416		
White families	297		
Black families**	201		
Hispanic families*	208		
Asian families	1		
American Indian	1		
* Hispanic families may also be counted as white families ** Black families may be Hispanic			
Characteristics by Bedroom Size (Public Housing Wait List Only)			
1BR			
2 BR	486		
3 BR	19		
4 BR	4		
5 BR			
5+ BR			

Housing Needs of Families at Fireside Apartments			
(The public housing waiting list is closed; however HACB plans to reopen an Authority-wide waitlist in 2014.)			
	# of families	% of total families	Annual Turnover
Waiting list total	45		
Extremely low income <=30% AMI	4		
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families	18		
Families with Disabilities	35		

Housing Needs of Families at Fireside Apartments			
(The public housing waiting list is closed; however HACB plans to reopen an Authority-wide waitlist in 2014.)			
White families	24		
Black families**	21		
Hispanic families*	18		
Asian families	1		
American Indian			
* Hispanic families may also be counted as white families ** Black families may be Hispanic			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	45		
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Housing Needs of Families at Harborview Towers			
(The public housing waiting list is closed; however HACB plans to reopen an Authority-wide waitlist in 2014.)			
	# of families	% of total families	Annual Turnover
Waiting list total	41		
Extremely low income <=30% AMI	4		
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children	-0-		
Elderly families	16		
Families with Disabilities	32		
White families	22		
Black families**	19		
Hispanic families*	16		
Asian families	-0-		
American Indian	-0-		

Housing Needs of Families at Harborview Towers			
(The public housing waiting list is closed; however HACB plans to reopen an Authority-wide waitlist in 2014.)			
* Hispanic families may also be counted as white families ** Black families may be Hispanic			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	41		
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Housing Needs of Families at Marina Village			
(The public housing waiting list is closed; however HACB plans to reopen an Authority-wide waitlist in 2014.)			
	# of families	% of total families	Annual Turnover
Waiting list total	1092		
Extremely low income <=30% AMI	550		
Very low income (>30% but <=50% AMI)	75		
Low income (>50% but <80% AMI)	12		
Families with children	611		
Elderly families	46		
Families with Disabilities	155		
White families	583		
Black families**	480		
Hispanic families*	522		
Asian families	1		
American Indian	2		
* Hispanic families may also be counted as white families ** Black families may be Hispanic			
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families at Marina Village			
(The public housing waiting list is closed; however HACB plans to reopen an Authority-wide waitlist in 2014.)			
1BR	370		
2 BR	643		
3 BR	73		
4 BR	3		
5 BR	2		
5+ BR			

Housing Needs of Families at PT Barnum			
(The public housing waiting list is closed; however HACB plans to reopen an Authority-wide waitlist in 2014.)			
	# of families	% of total families	Annual Turnover
Waiting list total	731		
Extremely low income <=30% AMI	418		
Very low income (>30% but <=50% AMI)	61		
Low income (>50% but <80% AMI)	10		
Families with children	614		
Elderly families	32		
Families with Disabilities	133		
White families	431		
Black families**	278		
Hispanic families*	396		
Asian families	3		
American Indian			
* Hispanic families may also be counted as white families ** Black families may be Hispanic			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR	627		
3 BR	84		

Housing Needs of Families at PT Barnum			
(The public housing waiting list is closed; however HACB plans to reopen an Authority-wide waitlist in 2014.)			
4 BR	19		
5 BR	1		
5+ BR			

Housing Needs of Families at all Scattered Sites			
(The Scattered Sites waiting list is closed and only existing public housing residents are eligible to transfer to Scattered Sites through the Scattered Sites Incentive Transfer program.)			
	# of families	% of total families	Annual Turnover
Waiting list total	1362		
Extremely low income <=30% AMI	733		
Very low income (>30% but <=50% AMI)	117		
Low income (>50% but <80% AMI)	27		
Families with children	1097		
Elderly families	61		
Families with Disabilities	272		
White families	732		
Black families**	594		
Hispanic families*	667		
Asian families	9		
American Indian	2		
* Hispanic families may also be counted as white families ** Black families may be Hispanic			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	35		
2 BR	1155		
3 BR	142		
4 BR	15		
5 BR	13		
5+ BR			

Housing Needs of Families at Trumbull Gardens			
(The public housing waiting list is closed; however HACB plans to reopen an Authority-wide waitlist in 2014.)			
	# of families	% of total families	Annual Turnover
Waiting list total	795		
Extremely low income <=30% AMI	499		
Very low income (>30% but <=50% AMI)	69		
Low income (>50% but <80% AMI)	9		
Families with children	663		
Elderly families	31		
Families with Disabilities	134		
White families	435		
Black families**	340		
Hispanic families*	405		
Asian families	2		
American Indian	1		
* Hispanic families may also be counted as white families ** Black families may be Hispanic			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR	726		
3 BR	62		
4 BR	4		
5 BR	2		
5+ BR			

Housing Needs of Families at Park City			
(The public housing waiting list is closed; however HACB plans to reopen an Authority-wide waitlist in 2014.)			
	# of families	% of total families	Annual Turnover
Waiting list total	291		
Extremely low			

Housing Needs of Families at Park City			
(The public housing waiting list is closed; however HACB plans to reopen an Authority-wide waitlist in 2014.)			
income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children	6		
Elderly families	144		
Families with Disabilities	100		
White families	119		
Black families**	161		
Hispanic families*	167		
Asian families	1		
American Indian	1		
* Hispanic families may also be counted as white families ** Black families may be Hispanic			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	290		
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Public Housing Wait List Demographics as of 05/09/2014			
(The public housing waiting list is closed; however HACB plans to reopen an Authority-wide waitlist in 2014.)			
	# of families	% of total families or HOH	Annual Turnover
Waiting list total	2630		
Elderly families	320		
Families with Disabilities Handicap	715		
White families HOH	1388		

Public Housing Wait List Demographics as of 05/09/2014			
(The public housing waiting list is closed; however HACB plans to reopen an Authority-wide waitlist in 2014.)			
Black families HOH	1169		
Asian families HOH	14		
American Indian HOH	6		
Other HOH	9		
Multiple HOH	2		
None HOH	40		
Hispanic families	1258		

Housing Needs of Families on the Housing Choice Voucher Waiting List as of 05/09/14			
(The waiting list has been closed for more than 72 months. HACB plans to open the waitlist in 2014 for person 62 years and older to fill existing project based vacancies. 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	627		
Extremely low income <=30% AMI	371		
Very low income (>30% but <=50% AMI)	120		
Low income (>50% but <80% AMI)	43		
Families with children	366		
Elderly families	58		
Families with Disabilities	98		
White families	288		
Black families	288		
Hispanic families	276		
Asian families			
American Indian	2		
Other	3		
Multiple			
None/Not defined			

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 Housing Choice Voucher replacement housing resources.
- Maintaining or increasing Housing Choice Voucher 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 Housing Choice Voucher lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Maintaining or increasing Housing Choice Voucher lease-up rates by effectively screening Housing Choice Voucher applicants to increase owner acceptance of program.
- Participating in the Consolidated Plan development process to ensure coordination with broader community strategies.
- Utilizing Project-based Housing Choice Voucher vouchers as per Father Panik Village and Marina Village Replacement Programs 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 Housing Choice Voucher 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 Housing Choice Voucher 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 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 Housing Choice Voucher assistance.
- Adopting rent policies to support and encourage work.
- Maximizing the number of affordable homeownership opportunities available to HACB residents.
- Expanding Project-based Housing Choice Voucher program to collaborate with agencies offering supportive services for families coming out of homelessness.
- Refer residents to the Stable Families Program, which provides supportive services to HACB 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 Housing Choice Voucher 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 Housing Choice Voucher 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 Housing Choice Voucher tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units.
- Marketing the Housing Choice Voucher 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.

Changes at HACB

The Housing Authority of the City of Bridgeport (HACB) underwent tremendous change during FY 2013- 2014. The Executive Director, the Deputy Executive Director of Asset Management and the Deputy Executive Director of Planning, Development and Administration, the Chief Financial Officer and the Director of Resident Services all left the Housing Authority, including an Interim Executive Director. The Departments of Procurement, Tenant Selection and Work Orders were all eliminated and the Authority site-based its housing management operations. A new Asset Management Director and Planning and Development Director were hired. The functions of procurement, M/WBE and Section 3 compliance were transferred to the Legal Services Department. Tenant Selection and Work Order processing has been transferred to the asset management staff. The Director of Planning and Development is currently serving as the Interim Executive Director as the HACB Board conducts an Executive Director search. In all 28 employees were either let go or retired, reducing the workforce by eighteen percent (18%).

Accomplishments at HACB

Despite these major changes the Housing Authority has made many gains during the last fiscal year:

- Closed a \$2 million budget deficit;
- Opened up the budget process to include all management staffs' participation and to ensure all management staff are held accountable;

- Adopted a Procurement Policy in June 2013 and provided training to all staff;
- Adopted the City of Bridgeport's Minority and Women Owned Business (M/WBE) Goals as the Housing Authority's own M/WBE policy in October 2013;
- Provided training and refocused the Housing Authority's Section 3 compliance by ensuring every contract comply with the HUD Section 3 regulations and requirements;
- Conducted a Jobs & Contracting Opportunities Community Forum in November 2013 for M/WBE and Resident owned Businesses;
- Computerized the field work order process using handheld smart phone devices;
- Adopted a VAWA Policy in January 2014;
- Created a preventative maintenance schedule for each development site;
- Established an Emergency Operations Plan;
- Completed Albion, a 35-unit mixed finance development;
- Submitted CNI, RAD and demolition applications for the redevelopment of Marina Village;
- Selected two Co-developers for the redevelopment of Marina Village;
- Received site plan approval for the first of several phases of development for Marina Village in March 2014;
- Applied for and received a \$6 million CDBG-DR award for the redevelopment of Marina Village
- Participated in the Rebuild By Design forums conducted by HUD-sponsored Architects and Planners as part of the Disaster Relief funds available to the City of Bridgeport;
- Held a Strategic Planning session with all HACB employees in November 2013, which resulted in refocusing the Housing Authority's goals and objectives, as reflected in this year's Annual Plan, revising its vision and mission statement as well as adopting a new name, Park City Communities;
- Reduced Tenants' Accounts Receivables (TARs) by 50%;
- Site-based its Resident Services Staff to each of the Authority's six major development sites to better serve our residents;
- Established a Reasonable Accommodations Committee, which meets bi-weekly to review and determine reasonable accommodation requests from both LIPH residents and HCV tenants;
- Revised the Flat Rent schedule for LIPH residents: the LIPH Flat Rents had not been revised in ten years;
- Revised the ACOP to reflect an Authority-wide Waitlist with new preferences, new transfer priorities and including authority admission and resident policies that had been approved by the HACB Board, but never included in the ACOP;
- Hired a new Chief Financial Officer;
- Became current with all accounts payable;
- Reached a tentative agreement with all four employee unions on employment agreements that went four years without contracts;
- Established monthly RAB and Executive Director meetings to discuss Housing Authority activities and issues;

- Procured flood insurance for HACB properties located within 100 year flood plains;
- Instituted a security guard roaming patrol at several of the Housing Authority's highest crime rate properties;
- Implemented a new employee payroll system; and
- Rolled out a new website: re-imaging the Housing Authority's name and image to "Park City Communities".

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

Father Panik Village Replacement Program

The Authority has four LIPH units and **18** PBV units to complete the Father Panik Village (FPV) Settlement Agreement. The settlement will result in HACB creating 1063 units of public housing in Bridgeport over a twenty year period. The settlement of the FPV lawsuit will enable HACB to create multi-use, multi-income developments that will attract mixed income groups of younger professions and families.

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 2014-2015 HACB will follow its established sequencing of modernization priorities:

- Emergency Work—eliminating any emergency conditions;
- Statutory or Fire and Building Code Compliance, in particular, 504 compliance;
- Security and safety measures;
- 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 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 20 days of the vacancy, and to gain new occupancy within 7 days of unit readiness.

In addition, Asset Management and Resident Services staffs are engage in reducing Tenant Accounts Receivables by more than 75% of the current rate of collections.

Consent Decree Office

The Consent Decree Office functions have been absorbed by the Legal Services Department. The Director of the Department of Legal Services is responsible for compliance with the Voluntary Compliance Agreement, the Matyasovsky Consent Decree, as well as the Father Panik Consent Decree and Pequonnock Memorandum of Agreement.

Housing Choice Voucher Program

The program currently has a 94% utilization rate. In October of 2013 HACB issued 45 new tenant-based vouchers and then in April 2014 issued another 45 new tenant-based vouchers and is striving to achieve 98% utilization by September 30, 2014. HACB changed its policy to increase the maximum payment standard to 100% of the 2014 fair market rent.

Resident Services

HACB site-based its resident services staff in November 2013 to improve resident relations and to better service our resident populations. HACB will be more active in 2014 in its efforts to develop strong resident councils and a stronger 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 councils 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 to 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 and Harborview Towers. A roaming foot patrol of security guards are at Fireside, Charles

F. Greene and Boston Commons, a Scattered Site Development. HACB intends to install, in phases, an integrated networked CCTV system at critical locations with monitors at all of the Housing Management offices, the central administrative office and at Bridgeport Police headquarters. Aggressive screening measures are in place and lease enforcement will continue. HACB received funding to provide security cameras in Marina Village and Charles F. Greene Homes and the camera security systems were installed during 2013 and 2014.

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 community 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 its residents, the City of Bridgeport, business entities, community supportive service organizations and with HACB's dedicated employees, as well as with State of Connecticut and Federal agencies. The Housing Authority is also grateful for the ongoing assistance and support it has received from the local HUD –Hartford Office staff.

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; and
- 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 ct001d01
- g) Challenged elements not applicable
- h) Form HUD-50075.1 – attached as ct001b01 and ct001c01
- i) Form HUD-50075.2 – attached as ct001b01