

## Scattered Sites

“Scattered Sites” is the term used to describe individual housing units located throughout the city of Bridgeport that are owned by HACB. The HACB has units within its housing stock which are categorized as “Scattered Sites” available through the public housing program with the Department of Housing and Urban Development. The Scattered Sites Housing Incentive Program is designed to assist families with renting affordable housing, and is comprised of single-family homes, duplexes and apartments. The Scattered Sites Housing Incentive Program is designed to promote family self-sufficiency with current LIPH residents. Applicants on the public housing waiting list may also qualify for admission to Scattered Sites. There is a need for admission of a broader range of tenants to preserve the financial and management viability of Scattered Sites and to obtain full occupancy. There is also a local commitment to the City of Bridgeport to attain occupancy by families with a broad range of income [24 CFR 5.607(a)iii. & (2)ii.]. Rent is calculated in the same manner as LIPH, however the requirements which are listed below detail specific qualifications necessary for resident or applicant approval.

Residents who wish to apply for the Scattered Sites Incentive Program must meet the following qualifications:

- Residents shall live in a LIPH unit for at least 1 year
- Residents shall work at least 30 hours per week and meet the income requirements dependent upon family composition and size of unit.
- A resident who is elderly or disabled may qualify for the Scattered Sites Incentive Program
- Resident shall have a consistent rent payment history.
- Resident shall be in full compliance with Community Service Requirements.
- Resident shall be a “tenant in good standing” with no lease violations and shall not owe late charges, damages, or any rent amounts
- Resident shall have proven good housekeeping records based on annual inspections
- Resident shall not have any criminal activity in the last 3 years, no household member out of prison and/or off probation/parole for less than 2 years (a credit and criminal check will be conducted) as defined in the Admissions and Continued Occupancy Plan (ACOP).
- Residents shall apply with their site manager for the initial request. The site manager will verify the initial qualifications and forward to the Resident Selection Department for the background check. Once completed and passed, the resident shall be placed on the Scattered Site waiting list according to appropriate preference, date, and time as listed in the Admissions and Continued Occupancy Plan (ACOP).

Applicants who wish to apply to reside at Scattered Sites must meet the following qualifications:

- Applicants shall have a family composition of two or more persons who meet the income requirements dependent upon unit size.
- Applicants shall work at least 30 hours per week and meet the income requirements dependent upon the family composition and unit size.
- Applicants who are elderly or disabled may also qualify.
- Family members age 18 and older must pass a credit and criminal background check.
- Applicants shall not have any criminal activity in the last 3 years and no household member out of prison or off probation/parole for less than 2 years as our defined in the Admissions & Continued Occupancy Plan (ACOP).
- Applicants shall have an acceptable rental history.
- Applicants shall not have any debts owed to utility accounts for gas or electric service, current or previous landlords, and/or have any previous evictions on record.
- Applicants shall not owe any money to any public or multifamily housing program administered by HUD in the United States or its outlying territories.
- Applicants shall meet the responsibilities incorporated into the lease agreement for Scattered Sites.

**Connecticut State Median Income Effective July 1, 2016-June 30, 2017**

<b>Family Size</b>	<b>100% State Median Income</b>	<b>75% State Median Income</b>	<b>60% State Median Income</b>	<b>50% State Median Income</b>	<b>30% State Median Income</b>	<b>Scattered Sites Admissions Income</b>
<b>1</b>	56,467.84	42,350.88	33,880.70	28,233.92	16,940.35	<b>22,587.14</b>
<b>2</b>	73,842.56	55,381.92	44,305.54	36,921.28	22,152.77	<b>29,537.02</b>
<b>3</b>	91,217.28	68,412.96	54,730.37	45,608.64	27,365.18	<b>36,486.91</b>
<b>4</b>	108,592.00	81,444.00	65,155.20	54,296.00	32,577.60	<b>43,436.80</b>
<b>5</b>	125,966.72	94,475.04	75,580.03	62,983.36	37,790.02	<b>50,386.78</b>
<b>6</b>	143,341.44	107,506.08	86,004.86	71,670.72	43,002.43	<b>57,336.58</b>
<b>7</b>	146,599.20	109,949.40	87,959.52	73,299.60	49,979.76	<b>61,639.68</b>
<b>8</b>	149,856.96	112,392.72	89,914.18	74,928.48	44,957.09	<b>59,942.79</b>

**\*Scattered Sites income requirements for admission are determined by taking the average of 30% and 50% of the state of CT median income.**