

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
--	---	--

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA**- APHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** -A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.				
A.1	<p>PHA Name: <u>Housing Authority of the City of Bridgeport d/b/a Park City Communities (PCC)</u> PHA Code: <u>CT001</u> PHA Type: <input type="checkbox"/> Standard PHA <input checked="" type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units (ACC) units <u>2,564</u> Number of Housing Choice Vouchers (HCVs)/Voucher Utilization <u>(3063)</u>. Total Combined Units/Vouchers <u>(5627)</u>, Special Purpose HC Certificates/Vouchers (SRO/102); (FUSE/11); (VASH/15); and (HCV Project-Based Vouchers/307). Data derived as of August 1, 2020</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. Pursuant to Section 511 of the Quality Housing and Work Responsibility Act (QHWRA) of 1998, the PCC FY 2020 Annual Plan with supporting information was posted and available for public inspection during normal business hours (Monday-Friday 8:00am-4:40 pm) at PCC's Main Administrative Office, 150 Highland Avenue, Bridgeport, CT 06604; PCC's Housing Management Site Offices; Clerk's Office of the City of Bridgeport; Bridgeport Public Library, Broad Street, Bridgeport, CT 06604; and also available for review on the PCC's website @www.parkcitycommunities.org.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p>				
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
					PH
					HCV
	Lead PHA:				

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy
- Asset Management.
- Substantial Deviation (Revised in December 2018)
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): The PCC has revised the checked elements but is including a statement to include, supporting documentation addressing all Annual Plan requirements. All PHA Plan elements to include the revisions are as follows:

- **The Statement of Housing Needs and Strategy for Addressing Needs:** Data reflecting **August 1, 2020** depicting the current waiting lists for PCC and the housing needs of Bridgeport, CT are attached. **See Attachment B.1 (Needs Assessment).**
- **The Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions** policies and procedures were revised in FY 2019. As the PCC is under a Recovery Agreement and many of the revisions were not approved on a timely basis, they are being restated in the FY 2020 Annual Plan. Also, the Admission and Continued Occupancy Policy (ACOP) and the Housing Choice Voucher (HCV) Administrative Plan (Admin Plan) have been revised and will be formally adopted by the Board of Commissioners in October 2020. More specifically:

(A) Low Income Public Housing (LIPH):

The PCC will manage its waiting lists in accordance with the Completion Agreement and the MOA replacement housing and relocation rules.

- Waiting List Organization:** The PCC revised the Admissions and Continued Occupancy Policy (ACOP) which identifies the point system and use of preferences respective to an applicant’s position on the waiting list as based on the Recovery Agreement. The ACOP will be Board approved in October 2020 and will continue to be updated as applicable. As an additional component of the Recovery Agreement, the PCC was also required to submit a detailed, effective LIPH Waitlist Management Plan that included producing a Formal Plan with documentation regarding how the Resident Selection and Asset Management Director will ensure the LIPH waitlists are properly maintained with supporting documentation available for audit.

(B) Housing Choice Voucher (HCV):

The HCV Department will continue to revise the Administrative Plan (Admin) in FY 2020 as applicable. As previously stated, the Plan is being Board approved in October 2020. Relevant changes and operating procedures are listed below:

- ✓ The PCC will continue to manage the following designated HCVs in accordance with the August 28, 2012 Father Panik Village and Pequonnock Apartments Completion Agreement (the Completion Agreement):
 - i. 150 Father Panik Village tenant-based HCVs
 - ii. 239 Pequonnock Apartments HCVs
 - iii. 245 Father Panik Village project-based HCVs
 - iv. 60 Pequonnock Apartments project-based HCVs
- ✓ The PCC will continue to manage the Marina Village Apartments’ Tenant Protection HCVs in accordance with (a) the May 30, 2013 Memorandum of Agreement (MOA), Marina Village Apartments Demolition and Replacement Program (the MOA) and (b) all relocation agreements executed between it and the Marina Resident Council.
- ✓ The PCC will continue to manage its waiting lists in accordance with the Completion Agreement and the MOA replacement housing and relocation rules to include:

Waiting List Management [24 CFR 982.204] Purging the Waiting List:

- The Waiting List will be purged annually by a mailing to all applicants to ensure that the waiting list is current and accurate. The mailing will ask for confirmation of continued interest.
- Any mailings to the applicant, which require a response, will state that failure to respond within fifteen (15) business days will result in the applicant's name being dropped from the waiting list.
- An extension of fifteen (15) business days to respond will be granted, if requested and needed as a reasonable accommodation for a person with a disability.
- Applicants whose names were drawn will be notified by regular mail informing them of their placement in the lottery. They will be organized on the waiting list by date and time the lottery was drawn. Applicants whose names were not drawn will be notified by regular mail.

Applications for Special Programs:

- Applications are submitted through the intermediaries in and as designated by special projects. For all incomplete applications, a letter outlining the missing items and a deadline by which the items must be returned to complete their application.

The PCC will furnish upon request by prospective HCV 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 HCV tenant-based assistance wait list will be maintained independently of the Low-Income Public Housing (LIPH) public housing, moderate rehabilitation, project-based certificate programs, or other federal or local programs. Interested persons may apply for admission to HCV tenant-based assistance when and as specified by the PCC in public advertisements.
- When a complete application is submitted to PCC it establishes the family's date and time of application for placement order on the waiting list. While a family is on the waiting list, the family must immediately inform PCC of changes in contact information, including current residence, mailing address and phone number and change in preference status, family composition and income.
- PCC will maintain a single waiting list for the tenant-based program, and single waiting lists for projects using project-based vouchers. PCC will offer all applicants for tenant-based voucher assistance the opportunity to be placed on the PBV waiting list at the time of application. Criteria for occupancy of particular units will be established based on the services provided by the development.
- An applicant does not have any right or entitlement to be listed on PCC's waiting list, to any particular position on the waiting list, or to admission to the program. Applications received which PCC determines unqualified for a program in which application was submitted under will not be placed on the waiting list. Applicants will be notified in writing of their denials of assistance. Families have the right to have the decision reviewed if they make the requests in a timely manner and provide evidence of their qualification for a program category. PCC may also deny admission to the waiting list due to an action or inaction by any family member, as permitted by federal regulation, such as violent drug-related criminal activity.
- The PCC may mail waiting list update forms to applicants periodically. Failure to respond to a waiting list update by a stated due date will result in an applicant being withdrawn from the waiting list. Applicants pulled from the waiting list will be contacted by mail to attend an eligibility appointment with PCC. If an applicant fails to attend two scheduled appointments, they will be removed from the waiting list. If any waiting list update request or eligibility appointment is returned by the U.S. Postal Service, the applicant will be withdrawn from the waiting list.
- Search Time: The PCC gives extensions on standard 60-day period to search for a unit in the following circumstances:
 - Vouchers are initially issued for sixty (60) days).
 - Extensions are permissible at the discretion of the Authority at 30-day intervals up to a maximum of sixty (60) days primarily for these reasons:
 - ✓ Extenuating circumstances, such as hospitalization or a family emergency for an extended period 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 PCC, 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: Pursuant to the approved HCV Administrative Plan effective July 1, 2019. The following system of preferences will be used for new admissions. PCC will select families in order of the following preferences.
 - Homeless
 - Disabled/ Elderly
 - Working Families
 - No Preference

Priority Categories

Special Purpose Vouchers: The PCC will admit an Applicant who qualifies for a category of Special Purpose Vouchers to the Section 8 program before all other Applicants on the waiting list if PCC is not currently assisting those special purpose vouchers.

Set Asides: From time to time, PCC may issue or set aside Vouchers for families other than those on the waiting list. Those Vouchers may include Tenant Protection, Pequannock Relocation Vouchers (60) for Low Income Public Housing Applicants and Father Panik Village Project-Based Vouchers for Low Income Public Housing Applicants (245), Enhanced Vouchers, HUD Homeless Study (15), FUSE (10), Substance Abuse and Mental Health Service Administration (SAMHSA) (150), VASH Vouchers (15) and other Special Vouchers established by HUD. PCC will issue those Vouchers based on applicable regulations and/or instructions from HUD, Court Settlement Agreements and with outside Local, State or Federal entities. Qualified applicants for such Special Admissions for any specific program or preference may be issued a voucher without waiting on a “wait list.” These applicants may be referred to PCC through referrals from perspective agencies.

Referral letter from agency must be submitted as verification to keep on file.

If PCC is awarding Project-Based Vouchers and families are occupying the unit at the time the Vouchers are awarded, these families or individuals will be eligible for continued occupancy provided they meet all the eligibility criteria for the PCC Program. These families will be referred to as “Tenants in Place.”

Preferences Definitions

Homelessness: A Household lacks a fixed, regular and adequate nighttime habitation and the primary nighttime dwelling is one of the following:

- A supervised public or private shelter designed to provide temporary living accommodations (includes welfare hotels, congregate shelters, transitional housing, and rapid re-housing).
- A public or private place not designed for, or ordinarily used as, a regular sleeping place for human beings.

The above criteria may be waived if an applicant or a member of his or her household is suffering from a severe condition or a disability which precludes this person from residing in a public or private shelter. (i) For purposes of this section, PCC will consider a person’s condition as severe when medical treatment cannot be provided in a shelter environment due to the high risk of endangering the health of the individual or exacerbating the condition as verified by a medical provider.

* Note: Persons living with tenants in private or subsidized housing DO NOT qualify as homeless, except for those applicants described in category above.

Family: PCC follows the HUD definition of family and includes the following: regardless of actual or perceived sexual orientation, gender identity, or marital status: (1) A single person, who may be an elderly person, displaced person, disabled person, near-elderly person, or any other single person; or (2) A group of persons residing together, and such group includes, but is not limited to:

- (i) A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family)
- (ii) An elderly family
- (iii) A near-elderly family
- (iv) A disabled family

For the age or disability portion: The applicant must provide evidence of their age (62 or older), or disability status through documentation such as is required for granting the disability deduction in the income calculation section of the Section 8 Assistance program. Documentation should be in the form of PCC’s disability certification from a medical or social services provider.

Other acceptable documentation of disability status may be SSI or SSD award letters or other similar documentation. This certification must indicate that the individual meets the HUD definition of a person with disabilities as contained in 24CFR403. The definition is A person who complies with any one of the following: 1. Has a disability, as defined in 42 U.S.C. 423 OR 2. Is determined to have a physical, mental, or emotional impairment that: a. Is expected to be of a long-continued and indefinite duration; b. Substantially impedes his/her ability to live independently, and c. Is of such a nature that the ability to live independently could be improved by more suitable housing conditions. OR 3. Has a developmental disability as defined in 42 U.S.C. 6001 For purposes of housing assistance eligibility, a person with disabilities does not exclude persons who have the disease of acquired immunodeficiency syndrome or any condition from the etiologic agent for acquired immunodeficiency syndrome. The definition does not include a

person whose disability is based solely on any drug or alcohol dependence. The age or disability criteria are applied to the Head or Co-Head only

Working Families Preference: A Family where the Head of Household or other adult member is employed full time and who has been employed for the last six months. Full time is defined as working at least 32 hours a week.

An Applicant shall be given the benefit of the Working Family preference if both the head and spouse are age 62 or older; or sole member is age 62 or older or head, spouse, or sole member is a Disabled Person.

Verification Requirements: (i) Verification from employer that Family meets the definition of a working Family.

No Preference: An applicant family unable to list any preference category

Other preferences:

- The PCC will comply with August 12, 2012 Pequonnock Apartment Completion Agreement and subsequent revisions.
- The PCC will comply with August 12, 2012 Father Panik Completion Agreement and subsequent revisions.
- The PCC will comply with the May 30, 2013 Marina Village Apartment Memorandum of Agreement and subsequent revisions.

Selections from waiting list will be made by the following subsequent criteria:

- Income Category (Extremely-Low; Very-Low; and Low-Income)
- Total preference points
- Date and Time

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

The PCC 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. Given the pool of applicant families, the PCC's planned preferences will not interfere with the PCC's income targeting requirements.

Supportive Services - Waiting List

From time to time, the PCC may issue or set aside Vouchers for families other than those on the waiting list. Those Vouchers may include Tenant Protection, Pequonnock Relocation Vouchers (60) for Low Income Public Housing Applicants and Father Panik Village Project-Based Vouchers for Low Income Public Housing Applicants (245), Enhanced Vouchers, HUD Homeless Study (15), FUSE (10), Substance Abuse and Mental Health Service Administration (SAMHSA) (125), VASH Vouchers (15), Project Longevity (10) and other Special Vouchers established by HUD. The PCC will issue those Vouchers based on applicable regulations and/or instructions from HUD, Court Settlement Agreements and with outside Local, State or Federal entities. These applicants may be referred to the PCC through referrals from perspective agencies for placement on the waiting list. Applicants will be placed on the HCV Project Based Voucher waiting list and be considered for assistance in accordance with the date and time of their referral from the service agencies. Applicants may receive a preference for one or more PCC-assisted supportive housing programs. Applicants will be selected in accordance with Part 3 of this Section.

If the PCC is awarding Project-Based Vouchers and families are occupying the unit at the time the Vouchers are awarded, these families or individuals will be eligible for continued occupancy provided they meet all the eligibility criteria for the PCC Program. These families will be referred to as "Tenants in Place."

Family Income and Composition: Regular and Interim Examinations (§ 982.516)

- The PCC will conduct a streamlined reexamination of income for elderly families and disabled families when 100 percent of the family's income consists of fixed income. The Agency will recalculate family incomes applying any published cost of living adjustments to the previously verified income amount.
- For purposes of this streamlined process, the term "fixed income: includes income from:
 - ✓ Social Security payments to include Supplemental Security Income (SSI and Supplemental Security Disability Insurance (SSDI);
 - ✓ Federal, State, local and private pension plans, and Other periodic payments received from annuities, insurance policies, retirement funds, disability or death benefits, and other similar types of periodic receipts that are of substantially the same amounts from year to year.

- **Financial Resources:** As Financial Resources are listed as a component to the Recovery Agreement, the PCC is going to reiterate in the FY 2020 Annual Plan that Financial Resources are anticipated to be available to the PCC for the support of Federal public housing and tenant-based Housing Choice Voucher (HCV) assistance programs administered by the PCC during the FY2020 Plan year. Note: the PCC 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 HCV support services. **All funds received are based on the final allocations received from the applicable sources.**
- **Rent Determination** policies updated in FY 2019 as a component of the Recovery Agreement to include utilizing regulatory provisions for adoption of streamlined income and asset verification for elderly and disabled families. Also, as previously stated the ACOP and Admin Plan are being revised and will be Board approved in October 2020.

Low Income Public Housing (LIPH)

Income Based Rent Policies:

- a. The PCC employs discretionary policies for determining income-based rent, assuming a minimum rent of \$50.
- b. The PCC 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 because 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 the PCC or HUD.

The PCC plans to continue to charge rents at a percentage to no more than thirty, (3) percent of adjusted income.

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

The PCC uses the following discretionary (optional) deductions and all exclusions policies:

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

Ceiling rents: PCC does not establish ceiling rents.

Rent Re-determinations: Between income reexaminations, tenants report changes in income or family composition to PCC at the following junctures:

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

The PCC 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 Flat Rent policy was last updated, and Board approved in May 2020 as a component of the Recovery Agreement to reflect the applicable revised flat rent schedule. The Policy does contain the correct procedures and process for reviewing the flat rents.**

Housing Choice Voucher Tenant-Based Assistance:

- Payment Standards: The PCC's payment standard is 100 percent of the FMR but will remain above 100 percent for HUD approved Housing Choice Voucher Vouchers (HCVs) allocated as part of the 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: The PCC's minimum rent is \$50. PCC has adopted the following discretionary minimum rent hardship exemption policies:**
- Lost eligibility while waiting for a determination for Federal, state, or local assistance programs.
 - Death in the family and other circumstances determined by the PCC or HUD.

- **Operation and Management** procedures and policies were revised **during the current fiscal year (FY 2019)** to include:

- A new Executive Director was hired in April 2020. Any major restructuring efforts will be implemented with the intent of improving the economic and operational stability of the PCC. All changes in management structure will be implemented through Board Approval and resolution.
- Operational procedures for COVID-19. The PCC has revamped its operational standards as per Governor Ned Lamont’s Executive Order and guidelines issued by the Center for Disease Control, (CDC). Starting March 13, 2020, the administrative office and site management offices were closed to the public and residents.
- Transactions involving LIPH and HCV are being done via email and standard mail. Rent collection is being directed to a lockbox which is on each site or paid electronically. Since there has been a modified shelter-in place order, we have established remote work in which staff were outfitted with lap-tops and only coming in the office to work in place files and those items which cannot be handled remotely.
- The PCC closed many of the outstanding findings in the Recovery Agreement. The most recent submitted update is included as **ct001av01**.
- HUD Programs under the PCC Management:

Program Name	Units or Families Served at (08/01/2020)	Expected Turnover
Public Housing	2,221	5%
Housing Choice Tenant-Based Vouchers	2823	5%
Special Purpose HC Certificates/Vouchers (list individually)	SRO 102 FUSE 11 VASH 15	5% 0% 0%
HCV Project-Based Vouchers	325	10%

In FY 2019, the PCC did strive to complete many of the activities in the HUD-required matrix listed in the Voluntary Compliance Agreement (VCA) and the Recovery Agreement. Monthly updates are provided to the Board of Commissioners. **Copies of both agreements and the updated Matrixes are referenced in Section B.8 and included as Attachments ct001av01, ct001bv01, and ct001cv01.**

- Management Policy and Procedure Manuals:

The following is a list of the PCC'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 governing HCV management.

- 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 and Extermination Plan for each development
- HCV Program Management: (list below)
 - HCV Administration Plan

• **Grievance Procedures: (not revised but included for discussion as the PCC is under a Recovery Agreement)**

- **Public Housing:** The PCC 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 PCC grievance process may apply at:
 - The PCC's main administrative office; or
 - The PCC's housing management offices; or
 - Office of the Director of Asset Management at Gary Crooks Center, 301 Bostwick Avenue, Bridgeport, CT.
- **Housing Choice Voucher Program: Tenant-Based Assistance:** The PCC 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

• **Homeownership Programs: (not revised but included for discussion as the PCC is under a Recovery Agreement).** The PCC does not operate any Section 5h, Section 32, Section 8y or HOPE I public housing or HCV homeownership programs administered by the PCC or for which the Agency has applied or will apply for during FY 2020 that have been revised. The PCC submitted a waiver to discontinue the FSS Program that contained a Homeownership component that was approved.

• **Community Service and Self Sufficiency Programs: (not revised but included for discussion as the PCC is under a Recovery Agreement).** PCC Coordination with the Social Service Providers. Coordination efforts between PCC 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, PT 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.

- **The PCC Self-Sufficiency Policies** are discretionary and will be employed by PCC to enhance the economic and social self-sufficiency of assisted families: These policies include:
 - 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 the Housing Choice Voucher homeownership option participation.
- **Economic and Self-Sufficiency Programs:** The PCC coordinates, promotes, or provides several programs to enhance the economic and social self-sufficiency of residents.

SERVICES AND PROGRAMS

Program Name/Description	Estimate Size	Allocation Method Waiting list/random selection specific	Access Development Office Provider	Eligibility LIPH HCV
Family Services Coordinator and Licensed Clinical Social Worker for elderly and disabled households	500	Random	Resident Services	LIPH
Resident Association Leadership Training	16	Resident Association Officers	Resident Associations Site Offices	LIPH

The PCC submitted a waiver request to discontinue the current FSS program that contained a Homeownership component. The request was approved on February 10, 2017.

□ **Family Self Sufficiency Program Participation Description (FSS Participation)**

Program	Required Number of Participants (Start FY 2008 Estimate)	Actual Number of Participants as of 08/01/2020
Public Housing (LIPH)	N/A (waiver approved)	N/A (waiver approved)
Housing Choice Voucher (HCV)	N/A (Waiver approved)	N/A (waiver approved)

□ Welfare Benefit Reductions

The PCC 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 PCC will operate within the following guidelines as per HUD regulations for applicability.

- 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 eight (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 PCC 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 twelve (12) months for any individual), and/or job skills training directly related to employment.

1. COMMUNITY SERVICE ACTIVITIES

The PCC will give residents the greatest amount of community service activities possible for participation. The PCC 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 PCC will not replace the PCC employees with community service residents.

2. LEASE REQUIREMENTS

The PCC 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 PCC 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.

3. ADMINISTRATION OF PROGRAM AND REQUIREMENTS

The Department of Social Services (DSS) has collaborated with the PCC to provide information regarding eligibility of public housing residents receiving assistance. DSS will verify the number of people on public assistance and provide the number of months they have remaining on their eligibility. The PCC 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 PCC 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 PCC reserves the right to change exemption status during the year should they become exempt or non-exempt.

4. 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 PCC 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.

- **Safety and Crime Prevention (not revised but included for discussion as the PCC is under a Recovery Agreement).** Measures were enhanced to include, the installation of security cameras and lighting at specific developments, utilizing Crime Prevention through Environmental Design (CPTED) strategies. The PCC will continue to offer more activities targeting at-risk youth, redevelop Marina Village and utilize Narcotic and Gang Hotlines. The PCC waiver for Anti-Crime and Anti-Drug Activities for Large PHAs, to provide for the provision of transferring 30% of the CFP to Operating Funds was approved on August 25, 2017 in FY 2016 and therefore is not being included in the FY2020 Annual Plan submission. **The most affected among the PCC's developments are C.F. Greene Homes, Trumbull Gardens and P T Barnum.**

- Measures to Ensure the Safety of Public Housing Residents: Described in the following list are needs for measures to ensure the safety of public housing residents:
 - High incidence of violent and/or drug-related crime in some or all the PCC's developments.
 - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments.
 - Residents fearful for their safety and/or the safety of their children.
 - Observed lower-level crime, vandalism, and/or graffiti.
 - People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime.
 - Submitted a Waiver for Ant/crime and Antidrug Activities for Large PHAs that was approved by HUD.
- The PCC use the following information or data to determine the need to improve safety of residents:
 - Safety and security survey of residents.
 - Analysis of crime statistics over time for crimes committed "in and around" the PCC.
 - Resident reports.
 - The PCC's employee reports.
 - Police reports.
 - Demonstrable, quantifiable success with previous or on-going anticrime/antidrug programs.
- Crime and Drug Prevention Activities Undertaken or Planned in the Next Fiscal Year Following is a list of the crime prevention activities the PCC has undertaken or plans to undertake:
 - Contracting with unarmed security patrols in the PCC developments.
 - Crime Prevention through Environmental Design.
 - Activities targeted to at-risk youth, adults, or seniors.
 - Volunteer Resident Patrol/Block Watchers Program.
 - Other:
 - ✓ Planned redevelopment of Marina Village.
 - ✓ Installation of security cameras and security lighting at C. F. Greene Homes, Trumbull Gardens, Harborview Towers, and PT Barnum Apartments.
 - ✓ Assisting residents to obtain a skill, trade, or higher education through the PCC'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 himself or herself.
- Coordination between the PCC and the Police: Coordination efforts made between PCC and the appropriate police precincts for carrying out crime prevention measures and activities are listed below:
 - ✓ Police involvement in development, implementation, and evaluation of a drug-elimination plan.
 - ✓ Police provide crime data to housing authority staff for analysis and action.
 - ✓ Police regularly testify in and otherwise support eviction cases.
 - ✓ Police regularly meet with the PHA management and residents.

- **Violence Against Women Act (VAWA):** The PCC Board adopted an amended VAWA Policy as per regulation in October 2017. The revised Policy was 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 PCC's policies and procedures regarding domestic violence, dating violence, sexual assault or stalking, as hereinafter defined.

The Policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, sexual assault or stalking as well as female victims of such violence. The Policy has the following principal goals and objectives:

- To maintain compliance with all applicable legal requirements imposed by VAWA;
 - To ensure the physical safety of victims of actual or threatened domestic violence, dating violence, sexual assault or stalking who are assisted by the PCC;
 - To provide and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
 - To create and maintaining collaborative arrangements between the PCC, 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, sexual assault or stalking, who are assisted by the PCC; and
 - To take appropriate action in response to an incident or incidents of domestic violence, dating violence, or sexual assault, or stalking, affecting individuals assisted by PCC.
- **Asset Management:** The PCC will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for inventory by conducting internal needs assessment during the fiscal year. The PCC plans to engage in the following types of asset management activities in the FY 2020 Annual Plan Year:
 - Uniform Physical Conditions & Standards Inspections
 - Green Physical Needs Assessments
 - Building Systems repairs and replacement
 - **Deconcentration Policy:** The PHA must submit its Deconcentration Policy for Field Office review. Chapter 4 which summarizes the Deconcentration Policies and Procedures in the ACOP was included as an attachment with the revised FY 2018 Annual Plan submission. The entire ACOP is being reviewed and will be revised in FY2020.

Significant Amendment and Substantial Deviation/Modification. ((not revised but included for discussion as the PCC is under a Recovery Agreement)). The PCC is complying with HUD's default definition of substantial deviation or significant amendment to the Annual Plan, which is as follows:

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

The previous Annual Plans beginning with the Amended FY 2018, included additions to the redevelopment efforts to include Marina Village (Windward Apartments) and language pertaining to planning on submitting a Demolition/Disposition Application in 2019. The narrative and charts on the following pages for a more thorough description of the upcoming activities.

New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? **(The PCC is revising this section, as some activities will not be added until FY19.**

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

- Mixed Finance Modernization or Development:** During the fiscal year (FY2020), the PCC will continue its initiative to replace Marina Village units with Project-Based Vouchers (PBVs), RAD assisted units, public housing, and/or Demolition Dispositional Transitional Funding (DDTF). Mixed-Finance Development Proposals will be submitted to HUD on an on-going basis for each phase of replacement housing as needed, in order to facilitate the initiative. The two (2) sites housing the replacement units are Windward Apartments and Crescent Crossing. **Status of each is as follows as of August 1, 2020**

Marina Village (aka The Windward Apartments)	
Phase I (Triangle Block)	All Building have been demolished; vertical construction scheduled start for June 2019
Phase II (Triangle Block)	100% of all buildings in PII Demo have been demolished.
Rectangle Block	Anticipated Mixed Finance application submission to HUD in phased increments.

Father Panik Village (aka Crescent Crossings)	
Phase 1A	N/A - Mixed Finance not used. Construction complete.
Phase 1B	N/A - Mixed Finance not used. Construction complete.
Phase 1C	Anticipated Mixed Finance application submission to HUD.
Phase 1D	Anticipated Mixed Finance application submission to HUD.

- Demolition and/or Disposition:** A Disposition Plan for the Marina B. Apartments (Vacant Lot) will be submitted to the City of Bridgeport for review once complete, activities were suspended based on flood plain issues. When approved, the Plan will then be submitted to HUD for review and approval. The PCC will require that LIPH and LIPH-equivalent units are developed to replace Marina Village Apartments and that all LIPH units will comply with the requirements of the MOA. As pertains to Marina Village and Crescent Crossing, status is as follows:

Marina Village (aka The Windward Apartments)		
	HUD Demolition Approval Status	HUD Disposition Status
Triangle Block	All 12 bldgs. received demolition approval in 2014 with demolition completed in 2016.	Disposition of the full block (approx. 5.12 acres) is Approved
Rectangle Block	14 bldgs. received demolition approval in 2014; All 14 Bldgs. Demolished in 2019/2020.	Applications were submitted to HUD in phased increments for entire block (approx. 11 Acres).
Phase III	10 bldgs. 1 Administrative Bldg. Approved in 2019. Demolition to be completed by September 30, 2020	Approved
Father Panik Village (aka Crescent Crossings)		
	HUD Demolition Approval Status	HUD Disposition Status
Phase 1A & 1B	All demolition occurred circa 1990	Disposition approval received for 7.19 acres in 2015.
Phase 1C & 1D	All demolition occurred circa 1990	HUD Disposition application currently under review for 5.66 acres.

- **Project-Based Vouchers (PBVs):** During the upcoming FY 2020 Fiscal Year, the PCC intends to use PBVs to provide replacement housing for Marina Village residents based on the redevelopment efforts. The parameters of the PBV usage will correspond with the housing needs and the admissions and occupancy guidelines (ACOP and Admin Plan) in place during the relocation process. Providing PBV to the Project is consistent with the goal of de-concentrating poverty and expanding housing and economic opportunity. As pertains to Marina Village and Father Panik Village, status is as follows:

Marina Village (aka The Windward Apartments)	
Phase I (Triangle Block)	15 PBV units anticipated and 5 ACC units
Phase II (Triangle Block)	17 PBV units anticipated and 3 ACC units
Rectangle Block	The use of PBVs is anticipated for replacement housing in this area however, exact quantity will be determined upon actual relocation efforts are complete.

Father Panik Village (aka Crescent Crossings)	
Phase 1A	24 PBV units in service as of 2016
Phase 1B	21 PBV units in service as of 2017
Phase 1C	Approx. 15 PBV units anticipated
Phase 1D	Approx. 14 PBV units anticipated

Marina Village and Father Panik Village Description: Due to the need for low-income housing in Bridgeport CT, the PCC is working in collaboration with Connecticut Community Renewal Associates, LLC (CCRA), a private development team comprised of the JHM Group of Companies and The Richman Group of Companies. This highly, experienced team was created for the development of new, low-income housing in mixed-income and mixed-use facilities on the site formerly known as Father Panik Village (FPV) and the Marina Village site. The PCC Plans to lease portions of each site, incrementally, to the developer to facilitate new construction quality affordable housing. This land lease is a critical component to structure the overall mixed-finance development that will allow for new, safe low-income housing for the residents of Bridgeport and beyond.

One of the main objectives in rebuilding both sites is to provide a housing option for the residents of the public housing development of Marina Village, which endured significant damage during Super Storm Sandy. These new units will be designed and built to meet all applicable codes and standards, which will provide for long-term functionality of the structures, while providing a safe, comfortable, living environment for the property's residents. Developing two sites that have been blighted and vacant for over a decade, is integral to the successful future of this neighborhood. It is expected to set an example and attract additional private/public investment. A specific description of the **MARINA VILLAGE REDEVELOPMENT which will be included in the Section 18 Demo/Disposition Application is as follows:**

Name of Development, (Site) – Marina Village – Phase III

Development Name - Windward Phase III

Number of Buildings – 10

Building Numbers – 5, 6, 9, 10, 11, 12, 18, 19, 20, 21

Number of Units - 122 to include (2) units offline designated to the Southwest Community Health Center;

Total Number of Residential Units - 120 units

Number of occupied units: 0 as of January 30, 2020

Number of vacant units: N/A

Justification for the demo/dispo application to be submitted: Financial Obsolescence, Marina Village was constructed in the period of 1940 and 1941 as a Family Housing that has become obsolete due to the age of the structure, plumbing system, and current location in the flood zone. The expense of bringing Marina Village to current housing and code standards exceed new construction estimates.

Name of Public Housing Development: Marina Village	PIC Development ID: CT 001-002	Conversion type: The PCC is not converting to RAD	Transfer of Assistance: None
Total Units:	Pre- Section 18 Unit Type (i.e., Family, Senior, etc.): Family	Post-Section 18 Unit Type if different (i.e., Family, Senior, etc.)	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) No Capital Funds are committed presently to demolition activities.
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations)
Studio/Efficiency	NA	NA	
One Bedroom	28	NA	
Two Bedroom	51	NA	
Three Bedroom	33	NA	
Four Bedroom	8	NA	
ADDITIONAL INFORMATION			
<p>The City of Bridgeport is currently planning for the development of a second train station, Barnum Ave Station, adjacent to the FPV site which could serve as an important catalyst in the revitalization of the of two (2) Bridgeport neighborhoods (East Side & South End). Both neighborhoods contain significant areas of vacant and under-utilized land. Due to the size of both sites, construction of new housing will be implemented in phases. The breakdown of development phases currently being anticipated is as shown in the following charts:</p>			

Marina Village (aka The Windward Apartments)			
	Status	Square Footage and Residential Composition	Sources
Phase I	Under Construction with BHA	Total 76,000 SF; 60 Units of 1 & 2 Bed; 20%, 25%, 50%, & 60% AMI and Market Rate; 8,000 SF Commercial Space.	Anticipated: Federal LIHTC, Citibank, CHFA, FAF, CT DOH, HTCC, CDBG, Developer Equity, Energy Rebates, Federal Home Loan Bank, HACB
Phase II	DELAYED	Approx. Total 70,000 SF; 68 Units of 1, 2, & 3 Bed; 20%, 25%, 50%, & 60% AMI and Market.	Anticipated: Federal LIHTC, Citibank, CHFA, FAF, CT DOH, HTCC, CDBG, Developer Equity, Energy Rebates, Federal Home Loan Bank, HACB
Rectangle Block	TBD after further planning	TBD after further planning	TBD after further planning

Father Panik Village (aka Crescent Crossings)			
	Status	Square Footage and Residential Composition	Sources
Phase 1A	Completed in 2016; 100% occupied.	Total 112,000 SF; 93 Units of 1, 2, & 3 Bed; 20%, 25%, 50% & 60% AMI	Federal LIHTC, Citibank, CT DOH, HTCC, HOME, CDBG, CHFA Bonds and Developer Equity, Energy Rebates, Federal Home Loan Bank
Phase 1B	Completed in 2017; 100% occupied.	Total 107,000 SF; 84 Units of 1, 2, & 3 Bed; 20%, 25%, 50% & 60% AMI and Market Rate	Federal LIHTC, Citibank, CT DOH, HTCC, CDBG, Developer Equity, Energy Rebates
Phase 1C	Construction delayed	Total 100,000 SF; 81 Units of 1, 2, & 3 Bed; 20% 25%, 50% & 60% AMI and Market Rate	Anticipated: Federal LIHTC, Citibank, CT DOH, HTCC, CDBG, Developer Equity, Energy Rebates, Federal Home Loan Bank
Phase 1D	Construction delayed	Total 56,000 SF; 50 Units of 1, 2, & 3 Bed; 20%, 25%, 50% & 60% AMI and Market Rate	Anticipated: Federal LIHTC, Citibank, CT DOH, HTCC, CDBG, Developer Equity, Energy Rebates, Federal Home Loan Bank

C. F. Greene is a family residential property that is in the Hollow Neighborhood of the City of Bridgeport. This family facility comprises of two hundred seventy, (270) family public housing units that were constructed between 1950 and 1952. There are five seven story mid-rise structures that include two, three- and four-bedroom units. These structures are representative of public housing design of that period in which housing did not consider the needs of residents, but to maximize the number of bedrooms within that designated space.

There was a significant modification of C.F. Greene Homes in 1991, which created two two-story apartments at the wings of the structure. Those residents cannot access their apartments from the elevators. Designs implemented restrict residents to access their space from the ground floor of the main entrance and the third floor. Current conditions of housing units pose significant challenges in terms of safety, security, and management control.

	<p>These challenges have contributed to the following conditions:</p> <ol style="list-style-type: none"> 1. Security breaches due to vandalism to the front doors and illegal access to stair wells. 2. Break-ins to apartments. 3. Design flaws that designated only one elevator per building, when residents required at least two, (2) per structure. 4. Despite increased police presence, drug activity occurs and there has been loss of life. 5. The functional obsolescence of the structures does not permit redesign of these structures to be to become UFAS compliment. 6. Building restrictions inhibit communication devises and impact community for police officers. <p>Over the last three years, 3.5 million. has been invested in rehabilitation to address life, safety issues, yet the current design and operational impediments makes this facility not viable for rehabilitation. Current architectural and structural issues, which lends these structures to be determined to be considered as functionally obsolete. A Physical Needs Assessment and Environmental review is currently being prepared to provide data for Demolition/Disposition Application, in addition, the PCC in accordance CGS Section 8-64c., (a) notify as soon as possible the residents of CF Green Homes of PCC’s intention to demolish the C.F. Greene structures and continue its meetings with the C.F. Greene Resident Advisory Board for the purpose of negotiating a resident participation plan that satisfies the requirements of CGS Sec. 8-64dc.</p> <p>In addition, there was continual vandalism to the front entrance for the five structures along with continual elevator damage. Despite addressing several life safety issues, the present structure is functionally obsolete and cannot be adjusted for adaptive re-use and cannot repurposed in in the present format. Park City Communities is preparing a Section 18 Application that addresses the Physical Needs and Environmental Assessment and provides a monetary determination of how much it will cost to significantly rehabilitate. It is anticipated that Section 18 Demo Disposition will be completed in August/September 2020.</p> <p>Harborview Towers: Harborview Towers is a Senior and Disabled Structure located at 376 Washington Avenue comprising of 240 units. The building was constructed in the late 1950’s and renovated in 1992. There are five wings on a 12 story/13 story configuration with a floor area of 194, 704 square feet. Harborview consists of one-bedroom apartments that house senior and young disabled individuals who may have families who are impacted by this structure having only one unit. Utility are paid by PCC and operating subsidy does not address current expenses.</p> <p>The business expense for Harborview will require a securing of the existing debt and expenses related maintenance and utility cost. Consequently, the exploration of financial alternatives such as the Rental Assistance Demonstration Program will be considered upon a financial plan submission due in November 2020.</p> <p>Scattered Site Properties: There are 563 units in Scattered Sites 1 & 2 that have the potential for redevelopment. We will be assessing the physical and fiscal capability of the conversion for a portion of these structures. This examination will be primarily focused on the apartment structures that have six (6) units and above.</p>
<p>B.3</p>	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. See Attachment B.3 (Signed by Board Chair)</p> <p>WILL BE PROVIDED AS AN ATTACHMENT PRIOR TO THE SUBMITTAL OF THE PLAN TO HUD</p>
<p>B.5</p>	<p>Progress Report. Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>The PCC has made considerable progress in meeting its Mission and Goals in the previous FY 2019 Fiscal Year. To summarize, the most significant PCC accomplishments include the following tasks:</p> <ul style="list-style-type: none"> • Coordinated on a Project Plan that is being prepared for submission to HUD that will address how (1.2 Million of Father Panik settlement funds) that had been recaptured by HUD will be spent. • Significantly increased the number of Repayment Agreements resulting in an increase in collections. • Conducted Uniform Physical Condition and Standards (UPCS) inspection of all units.

	<ul style="list-style-type: none"> • Purged Low Income Public Housing (LIPH) and Housing Choice Voucher (HCV) waiting lists. • Addressed Audit Findings listed in the FY 2018 Audit reports and continued to implement procedures for more effective, administration of the PCC. • Continued to address LIPH reasonable accommodation and transfer requests. • Continued to facilitate monthly meetings between the Resident Advisory Board (RAB) and Executive Director to discuss the PCC activities and issues. These meetings serve to facilitate an effective partnership between the PCC and resident leadership. • Audited financial statements for FY 2018 were submitted to HUD on schedule. • Continued to implement an Inventory Control Policy with staff training. • Continued the partnerships with two (2) local non-profit Agencies (the Workplace, and Southwest Health Care) focusing on human capital development, in the Greater Bridgeport Area. • Continued to review the percentages of Capital Fund Program (CFP) Grants expended on Operations, Management Improvements, and Administration. The Performance and Evaluation (P/E) reports will be updated and reconciled as needed. • An Executive Summary is provided by the Planning/Development & Modernization Departments to the Board of Commissioners at each monthly Board Meeting. • The Asset Management Department continues to work to improve its vacant unit turnaround time and to raise its occupancy rate. The goal is to have units ready within fifteen (15) days of the vacancy, and to gain new occupancy within five (5) days of unit readiness. By reducing vacancy turnaround time, the goal of 96% occupancy should be easier to maintain. The PCC reduced the average costs of unit turnaround by 50%. • The Purchasing and Procurement Department has trained all staff on the Procurement Policies and Procedures. The Department has executed Agency-wide contracts to include, Preventative Maintenance. • The Asset Management and Legal staff are striving to reduce Tenant Accounts Receivables (TARs) to closeout (end of the month) at 95% collected, at a minimum. • The PCC continues to increase lease-up percentages. • The Asset Management Department has established a monthly reporting system that requires all Asset Managers to report to the Director of Asset Management the status of occupancy, vacancies, evictions, and Tenant Accounts Receivables (TARs) at each multi-family site. The Director of Asset Management will review and verify the bi-weekly reports and provide a summary to the Executive Director and Board of Commissioners on a monthly basis. • The HCV Department continues to implement tracking tools. These reports are provided to the Board of Commissioners at the monthly board meeting. • The PCC continued to implement procedures for tracking SEMAP indicators using a monthly scorecard. These procedures should ensure SEMAP sampling is conducted on a rolling basis that will assist in • ensuring SEMAP is submitted to HUD on a timely basis. We have a bi-weekly meeting with HUD to report on progress in the performing indicators. • Continued to implement a plan to address deferred maintenance concerns and reduce unit vacancies.
--	--

<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? Please See Attachment B.6 (b) for Resident Advisory Board Comments and the List of Resident Advisory Board Members WILL BE PROVIDED AS AN ATTACHMENT PRIOR TO THE SUBMITTAL OF THE PLAN TO HUD</p> <p>(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>The Resident Comments to review, or comments from the Public hearing are included as Attachment B.6 (b) for Resident Advisory Board Comments and the List of Resident Advisory Board Members WILL BE PROVIDED AS AN ATTACHMENT PRIOR TO THE SUBMITTAL OF THE PLAN TO HUD</p>
-------------------	---

B.7	<p><i>Certification by State or Local Officials. See Attachment B.7 (Certification signed by City)</i></p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p> <p>WILL BE PROVIDED AS AN ATTACHMENT PRIOR TO THE SUBMITTAL OF THE PLAN TO HUD</p>
B.8	<p>Troubled PHA</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: The PCC is under a Recovery Agreement and a Voluntary Compliance Agreement. The PCC is adhering to the regulations pertaining to both agreements that include submission of Performance Matrix that are updated, as per HUD requirement. The PCC is striving to complete all outstanding requirements in FY 2020.</p> <p>See (ct001av01) (Executed Copy of the Recovery Agreement and updated Matrix See (ct001bv01) (Executed Copy of Voluntary Compliance Agreement and Summary of Tasks completed to include agreements, contracts, task orders, and contracts. See (ct001cv01) Matrix for VCA See (ct001dv01)(Federal Single Audit of the PCC dated September 30, 2019</p> <p>WILL BE PROVIDED AS AN ATTACHMENT PRIOR TO THE SUBMITTAL OF THE PLAN TO HUD</p>
C	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. The Five-Year Action Rolling Plan that contained FY 2020 CFP was submitted to HUD in September 2020. The PCC is utilizing EPIC as required per the regulations. .</p>