

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

CentralFalls HousingAuthority

PHAPlans

5YearPlanforFiscalYears2000 -2004

AnnualPlanforFiscalYear2002

(ri004v02)

**NOTE:THISPHAPL ANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

HUD50075
OMBApprovalNo:2577 -0226
Expires:03/31/2002

**PHA Plan
Agency Identification**

PHAName: Central Falls Housing Authority

PHANumber: RI004

PHAFiscalYearBeginning: 10/2002

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

**THE MISSION OF THE CENTRAL FALLS HOUSING AUTHORITY IS
TO PROVIDE SAFE, DECENT, AND AFFORDABLE HOUSING, AND TO
ESTABLISH PROGRAMS THAT WILL EDUCATE, ENHANCE AND
EMPOWER ALL THE PEOPLE IN THE COMMUNITY WE SERVE.**

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include targetssuch as: numbers of families served or PHAS scores achieved.) PHA should identify these measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:

- Concentrateoneffortstoimprovespecificmanagementfunctions:
(list;e.g.,publichousingfinance;voucherunitinspections)

The specific management functions to be improved will be lead based paint detection and inspection

- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other:(list below)

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site -based waiting lists:
- Convert public housing to vouchers:
- Other:(list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:

The Central Falls Housing Authority will be upgrading its existing security cameras and installing new security cameras.

- Designated developments or buildings for particular resident groups
(elderly, persons with disabilities)
- Other:(list below)

The Central Falls Housing Authority shall conduct a general population survey to determine housing needs and develop strategies to serve a more diverse population.

The Central Falls Housing Authority will contract for health care services within its elderly developments.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

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

The Central Falls Housing Authority will increase the percentage by 25% within 5 years.

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

The Central Falls Housing Authority will partner with other social service agencies serving Central Falls.

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

Other: (list below)

The Central Falls Housing Authority will expand its summer youth employment program to a year-round program within 5 years.

The Central Falls Housing Authority will develop an afterschool program for FSS children ages 8-14 within 3 years.

The Central Falls Housing Authority plans to develop public relations and marketing program by partnering with public and private agencies within the community and establish a speaker's bureau from existing staff.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:

- Undertakeaffirmativemeasurestoensureaccesstoassistedhousing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertakeaffirmativemeasurestoprovideasuitablelivingenvironment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertakeaffirmativemeasurestoensureaccessiblehousingtopersons with all varieties of disabilities regardless of units size required:
- Other:(listbelow)

OtherPHAGoalsandObjectives:(listbelow)

GOAL: ToincreaseCentralFallsHousingAuth orityfundingsources.

Objective: TheCentralFallsHousingAuthoritywillresearchandreceive fundsfromtheDepartmentofLabor,Education,Commerce, HealthandHumanServices,aswellasprivatefoundationsand CRAfunds.

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<25 0PublicHousingUnits)**
- AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,including highlightsofmajorinitiativesand discretionary policiesthePHAhasincludedintheAnnualPlan.

TheCentralFallsHousingAuthorityhaspreparedthisAgencyPlanincompliancewith Section511oftheQualityHousingandWorkResponsibilityActof199 8andtheensuing HUDrequirements.

WehaveadoptedthefollowingmissionstatementtoguidetheactivitiesoftheCentral FallsHousingAuthority.

THEMISSIONOFTHECENTRALFALLSHOUSINGAUTHORITYISTO PROVIDESAFE,DECENT,ANDAFFORDABLEHOUSING,AND TO ESTABLISHPROGRAMSTHATWILLEDCUCATE,ENHANCEAND EMPOWERALLTHEPEOPLEINTHECOMMUNITYWESERVE.

Wehavealsoadoptedthefollowinggoalsandobjectivesforthenextfiveyears.

PHAGoal:Expandthesupplyofassistedhousing

Objectives:

- Leverageprivateorotherpublicfundstocreateadditionalhousing opportunities:
- Acquireorbuildunitsordevelopments

PHAGoal:Improvethethequalityofassistedhousing

Objectives:

- Concentrate one effort to improve specific management functions:

The specific management functions to be improved will be lead based paint detection and inspection

- Renovate or modernize public housing units:

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:

- PHA Goal: Provide an improved living environment

Objectives:

- Implement public housing security improvements:

The Central Falls Housing Authority will be upgrading its existing security cameras and installing new security cameras.

- Other:

The Central Falls Housing Authority shall conduct a general population survey to determine housing needs and develop strategies to serve a more diverse population.

The Central Falls Housing Authority will contract for health care services within its elderly developments.

- PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

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

The Central Falls Housing Authority will increase the percentage by 25% within 5 years.

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

The Central Falls Housing Authority will partner with other social service agencies serving Central Falls.

- Other:

The Central Falls Housing Authority will expand its summer youth employment program to a year-round program within 5 years.

The Central Falls Housing Authority will develop an after-school program for FSS children ages 8 - 14 within 3 years.

The Central Falls Housing Authority plans to develop a public relations and marketing program by partnering with public and private agencies within the community and establish a speaker's bureau from existing staff.

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Other Goals and Objectives:

GOAL: To increase Central Falls Housing Authority funding sources.

Objective: The Central Falls Housing Authority will research and receive funds from the Department of Labor, Education, Commerce, Health and Human Services, as well as private foundations and CRA funds.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc., set forth in the annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the

Consolidated Plan.

Summary of Policy or Program Changes for the Upcoming Year

We have made changes to our policies and/or programs based on changes in statutes and/or HUD regulations that have occurred in the past year. HUD mandated all of these.

- **Implementation of Community Service Requirements:**

The Housing Authority has suspended enforcement of the 8-hour community service requirement. The Housing Authority will not enforce this provision of our Admissions and Continued Occupancy Policy as long as Congress provides for the option to not enforce it. In taking this action, we still want to encourage our public housing residents to both participate in their community and enhance their self-sufficiency skills in a truly voluntary manner.

All affected residents have been notified of the suspension of the requirements.

Our Annual Plan outlines the usage of FFY 2002-2006 grants. Our use of Operating Funds is projected in Section 2, Financial Resources, and outlines funds we expect to receive during the ensuing fiscal year. Our Capital Fund Program Annual Statement for our fiscal year beginning on October 1, 2002 and our 5 Year Action Plan for fiscal years beginning October 1, 2003 through September 30, 2006 are included in this agency plan at Attachment B and Attachment C respectively.

In summary we are on course to improve the condition of affordable housing in Central Falls.

iii. Annual Plan Table of Contents

[24 CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	<u>Page#</u>
Annual Plan	
i. Executive Summary	7
ii. Table of Contents	10
1. Housing Needs	14
2. Financial Resources	26
3. Policies on Eligibility, Selection and Admissions	28
4. Rent Determination Policies	44
5. Operations and Management Policies	49
6. Grievance Procedures	50

7. CapitalImprovementNeeds	51
8. DemolitionandDisposition	52
9. DesignationofHousing	53
10. ConversionsofPublicHousing	54
11. Homeownership	55
12. CommunityServicePrograms	57
13. CrimeandSafety	60
14. Pets(InactiveforJanuary1PHAs)	61
15. CivilRightsCertifications(includedwithPHAPlanCertifications)	62
16. Audit	62
17. AssetManagement	62
18. OtherInformation	63

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a SEPARATE file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration

Attachment A: Central Falls Housing Authority Deconcentration Policy

- FY2002 Capital Fund Program Annual Statement

Attachment B: Central Falls Housing Authority FY2002 Capital Fund Program Annual Statement

- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
 FY2002 Capital Fund Program 5 Year Action Plan

Attachment C: Central Falls Housing Authority Capital Fund Program 5 Year Action Plan

- Public Housing Drug Elimination Program (PHDEP) Plan
 Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **See Plan Text**
 Other (List below, providing each attachment name)

Attachment D: Central Falls Housing Authority Definition of Substantial Deviation and Significant Amendment or Modification

AttachmentE:CentralFallsHousingAu thorityStatementofProgress

AttachmentF:CentralFallsHousingAuthorityResidentMemberonthe PHAGoverningBoard

AttachmentG:CentralFallsHousingAuthorityMembershipoftheResident AdvisoryBoard

AttachmentH:CentralFallsHousingAuthorityImp lementationof CommunityServiceRequirements

AttachmentI : CentralFallsHousingAuthorityDeconcentrationandIncome Mixing

AttachmentJ:CentralFallsHousingAuthorityVoluntaryConversions of DevelopmentsfromPublicHousingStock;RequiredInitial Assessments

AttachmentK:CentralFallsHousingAuthorityCapitalFundProgramFY 2001P&EReport/BudgetRevision

AttachmentL:CentralFallsHousingAuthorityCapitalFundProgramFY 2000P&EReport/BudgetRevision

AttachmentM:CentralFallsHousi ngAuthorityPetPolicy

AttachmentN:CentralFallsHousingAuthorityOrganizationChart

SupportingDocumentsAvailableforReview

Indicatewhichdocumentsareavailableforpublicreviewbyplacingamarkinthe“Applicable&On Display”columninthea ppropriaterows.Alllisteddocumentsmustbeondisplayifapplicabletothe programactivitiesconductedbythePHA.

ListofSupportingDocumentsAvailableforReview		
Applicable & OnDisplay	SupportingDocument	ApplicablePlan Component
X	PHAPlan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	the PHA's involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/ 99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis (See Attachment I)	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant (No active CIAP grants)	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
NA	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act (See Attachment J)	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
NA	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Deconcentration/Income Mixing Documentation Voluntary Conversions Documentation	(specify as needed) ACOP/Annual Plan Annual Plan

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

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

PHA

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1627	4	4	5	5	2	3
Income > 30% but <= 50% of AMI	1023	4	4	5	5	3	3
Income > 50% but < 80% of AMI	1053	3	3	5	5	3	3
Elderly	1299	2	2	2	2	2	3
Families with Disabilities	500	2	2	2	2	2	3
Race/Ethnicity - White	1798	3	3	5	5	3	3
Race/Ethnicity - Black	67	4	4	5	5	2	3
Race/Ethnicity - Hispanic	753	4	4	5	5	2	3
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s **State of Rhode Island**
Indicate year: **2000**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	43		36 units
Extremely low income <= 30% AMI	32	74%	
Very low income (> 30% but <= 50% AMI)	9	21%	
Low income (> 50% but < 80% AMI)	2	5%	
Families with children	0	0	
Elderly families	38	88%	
Families with Disabilities	5	12%	
Race/ethnicity- White	39	91%	
Race/ethnicity- Black	3	7%	
Race/ethnicity- Native American	1	2%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	43	100%	36 units
2BR			

Housing Needs of Families on the Waiting List			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant -based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	616		104 vouchers
Extremely low income <= 30% AMI	484	79%	
Very low income (>30% but <=50% AMI)	117	19%	
Low income (>50% but <80% AMI)	13	2%	
Families with children	473	77%	
Elderly families	38	6%	
Families with Disabilities	36	6%	
Race/ethnicity –	65	11%	

Housing Needs of Families on the Waiting List			
White			
Race/ethnicity – Black	49	8%	
Race/ethnicity – Hispanic	481	78%	
Race/ethnicity - Native	17	3%	
Race/ethnicity- Asian Pacific Is.	4	1%	
Characteristics by Bedroom Size (Public Housing Only)			
	NA	NA	NA
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 4 months Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off -line

- Reducetur novertimeforvacatedpublichousingunits
- Reducetimetorenovatepublichousingunits
- Seekreplacementofpublichousingunitslosttotheinventorythroughmixed financedevelopment
- Seekreplacemen tofpublichousingunitslosttotheinventorythroughsection8 replacementhousingresources
- Maintainorincreasesection8lease -upratesbyestablishingpaymentstandards thatwillenablefamieliestorentthroughoutthejurisdiction
- Undertakemeasurestoensureaccesstoaffordablehousingamongfamilies assistedbythePHA,regardlessofunitsizerequired
- Maintainorincreasesection8lease -upratesbymarketingtheprogramtoowners, particularlythoseoutsideofareasofminorityandpovertyconcentration
- Maintainorincreasesection8lease -upratesbyeffectivelyscreeningSection8 applicantstoincreaseowneracceptanceofprogram
- ParticipateintheConsol idatedPlanddevelopmentprocesstoensurecoordination withbroadercommunitystrategies
- Other(listbelow)

Strategy2:Increasethenumberofaffordablehousingunitsby:

Selectallthatapply

- Applyforadditionalsection8unitsshouldtheybecomeavailable
- Leverageaffordablehousingresourcesinthecommunitythroughthecreationof mixed -financehousing
- PursuehousingresourcesotherthanpublichousingorSection8tenant -based assistance.
- Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow30%ofmedian

Strategy1:Targetavailableassistancetofamiliesatorbelow30%ofAMI

Selectallthatapply

- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%ofAMI inpublichousing
- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%ofAMI intenant -basedsection8assistance
- Employadmissionspreferencesaimedatfamilieswiththeeconomichardships
- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)

ThefollowingisanextractfromouradoptedAdmissionsandContinuedOccupancy Policy

10.0 Tenant Selection and Assignment Plan

10.1 Preferences

The Central Falls Housing Authority will select families based on the following preferences within each bedroom size category based on our local housing needs and priorities:

- A. Residents of the City of Central Falls, RI
- B. All other eligible applicants

Based on the above preferences, all families in preference A will be offered housing before any families in preference B.

The date and time of application will be noted and utilized to determine the sequence within the above -prescribed preferences.

Notwithstanding the above, families who are elderly or disabled will be offered housing before other single persons.

10.3 Selection From the Waiting List

The Central Falls Housing Authority shall follow the statutory requirement that at least 40% of newly admitted families in any fiscal year be families whose annual income is at or below 30% of the area median income. To insure this requirement is met we shall quarterly monitor the incomes of newly admitted families and the incomes of the families on the waiting list. If it appears that the requirement to house extremely low -income families will not be met, we will skip higher income families on the waiting list to reach extremely low -income families.

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

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

Select all that apply

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

The following is an extract from our adopted Admissions and Continued Occupancy Policy

10.0 Tenant Selection and Assignment Plan

10.1 Preferences

The Central Falls Housing Authority will select families based on the following preferences within each bedroom size category based on our local housing needs and priorities:

- A. Residents of the City of Central Falls, RI
- B. All other eligible applicants

Based on the above preferences, all families in preference A will be offered housing before any families in preference B.

The date and time of application will be noted and utilized to determine the sequence within the above -prescribed preferences.

Notwithstanding the above, families who are elderly or disabled will be offered housing before other single persons.

10.3 Selection From the Waiting List

The Central Falls Housing Authority shall follow the statutory requirement that at least 40% of newly admitted families in any fiscal year be families whose annual income is at or below 30% of the area median income. To insure this requirement is met we shall quarterly monitor the incomes of newly admitted families and the incomes of the families on the waiting list. If it appears that the requirement to house extremely low -income families will not be met, we will skip higher income families on the waiting list to reach extremely low -income families.

Need: Specific Family Types: The Elderly

Strategy 1: Target a viable assistance to the elderly:

Select all that apply

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

The following is an extract from our adopted Admissions and Continued Occupancy Policy

10.0 Tenant Selection and Assignment Plan

10.1 Preferences

The Central Falls Housing Authority will select families based on the following preferences within each bedroom size category based on our local housing needs and priorities:

- A. Residents of the City of Central Falls, RI
- B. All other eligible applicants

Based on the above preferences, all families in preference A will be offered housing before any families in preference B.

The date and time of application will be noted and utilized to determine the sequence within the above -prescribed preferences.

Notwithstanding the above, families who are elderly or disabled will be offered housing before others in single persons.

Buildings Designed for the Elderly and Disabled: Preference will be given to elderly and disabled families. If there are no elderly or disabled families on the list, preference will then be given to near -elderly families. If there are no near -elderly families on the waiting list, units will be offered to families who qualify for the appropriate bedroom size using these priorities. All such families will be selected from the waiting list using the preferences as outlined above.

In addition to our Admission and Continued Occupancy Policy requirements, the Central Falls Housing Authority will be developing and implementing service programs for its elderly housing population, which will serve as a marketing tool for the availability of public housing units within the Agency.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

The following is an extract from our adopted Admissions and Continued Occupancy Policy.

2.0 Reasonable Accommodation

Sometimes people with disabilities may need a reasonable accommodation in order to take full advantage of the Central Falls Housing Authority housing programs and related services. When such accommodations are granted, they do not confer special treatment or advantage for the person with a disability; rather, they make the program accessible to them in a way that would otherwise not be possible due to their disability. This policy clarifies how people can request accommodations and the guidelines the Central Falls Housing Authority will follow in determining whether it is reasonable to provide a requested accommodation. Because disabilities are not always apparent, the Central Falls Housing Authority will ensure that all applicants/tenants are aware of the opportunity to request reasonable accommodations.

2.1 Communication

Anyone requesting an application will also receive a Request for Reasonable Accommodation form.

Notifications of reexamination, inspection, appointment, or eviction will include information about requesting a reasonable accommodation. Any notification requesting action by the tenant will include information about requesting a reasonable accommodation.

All decisions granting or denying requests for reasonable accommodations will be in writing.

2.2 Questions to Ask in Granting the Accommodation

A. Is the requestor a person with disabilities? For this purpose the definition of person with disabilities is different than the definition used for admission. The Fair Housing definition used for this purpose is:

A person with a physical or mental impairment that substantially limits one or more major life activities, has a record of such an impairment, or is regarded as having such an impairment. (The disability may not be apparent to others, i.e., a heart condition).

If the disability is apparent or already documented, the answer to this question is yes. It is possible that the disability for which the

accommodation is being requested is a disability other than the apparent disability. If the disability is not apparent or documented, the Central Falls Housing Authority will obtain verification that the person is a person with a disability.

- B. Is the requested accommodation related to the disability? If it is apparent that the request is related to the apparent or documented disability, the answer to this question is yes. If it is not apparent, the Central Falls Housing Authority will obtain documentation that the requested accommodation is needed due to the disability. The Central Falls Housing Authority will not inquire as to the nature of the disability.
- C. Is the requested accommodation reasonable? In order to be determined reasonable, the accommodation must meet two criteria:
1. Would the accommodation constitute a fundamental alteration? The Central Falls Housing Authority's business is housing. If the request would alter the fundamental business that the Central Falls Housing Authority conducts, that would not be reasonable. For instance, the Central Falls Housing Authority would deny a request to have the Central Falls Housing Authority do grocery shopping for a person with disabilities.
 2. Would the requested accommodation create an undue financial hardship or administrative burden? Frequently the requested accommodation costs little or nothing. If the cost would be an undue burden, the Central Falls Housing Authority may request a meeting with the individual to investigate and consider equally effective alternatives.
- D. Generally the individual knows best what it is they need; however, the Central Falls Housing Authority retains the right to be shown how the requested accommodation enables the individual to access or use the Central Falls Housing Authority's programs or services.

If more than one accommodation is equally effective in providing access to the Central Falls Housing Authority's programs and services, the Central Falls Housing Authority retains the right to select the most efficient or economic choice.

The cost necessary to carry out approved requests, including requests for physical modifications, will be borne by the Central Falls Housing Authority if there is no one else willing to pay for the modifications. If another party pays for the modification, the Central Falls Housing Authority will seek to have the same entity pay for any restoration costs.

If the tenant requests as a reasonable accommodation that they be permitted to make physical modifications at their own expense, the Central Falls Housing Authority will generally approve such request if it does not violate codes or affect the structural integrity of the unit.

Any request for an accommodation that would enable a tenant to materially violate essential lease terms will not be approved, i.e. allowing nonpayment of rent, destruction of property, disturbing the peaceful enjoyment of others, etc.

We have a similar policy for our Section 8 Program.

Accessible Units: Accessible units will be first offered to families who may benefit from the accessible features. Applicants for these units will be selected utilizing the same preference system as outlined above. If there are no applicants who would benefit from the accessible features, the units will be offered to other applicants in the order that their names come to the top of the waiting list. Such applicants, however, must sign a release form stating they will accept a transfer (at their own expense) if, at a future time, a family requiring an accessible feature applies. Any family required to transfer will be given a 30-day notice.

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

The following is an extract from our adopted Admissions and Continued Occupancy Policy

1.0 FAIRHOUSING

It is the policy of the Central Falls Housing Authority to fully comply with all Federal, State and local nondiscrimination laws; the Americans with Disabilities Act; and the U. S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity. The Central Falls Housing Authority shall affirmatively further fair housing in the administration of its public housing program.

No person shall, on the grounds of race, color, sex, religion, national or ethnic origin, familial status, or disability be excluded from participation in, be denied the benefit of, or be otherwise subjected to discrimination under the Central Falls Housing Authority's programs.

To further its commitment to full compliance with applicable Civil Rights laws, the Central Falls Housing Authority will provide Federal/State/local information to applicants/tenants of the Public Housing Program regarding discrimination and any recourse available to them if they believe they may be victims of discrimination. Such information will be made available with the application, and all applicable Fair Housing Information and Discrimination Complaint Forms will be made available at the Central Falls Housing Authority office. In addition, all written information and advertisements will contain the appropriate Equal Opportunity language and logo.

The Central Falls Housing Authority will assist any family that believes they have suffered illegal discrimination by providing them copies of the appropriate housing discrimination forms. The Central Falls Housing Authority will also assist them in completing the forms if requested, and will provide them with the address of the nearest HUD office of Fair Housing and Equal Opportunity.

The following is our Fair Housing Policy governing our Section 8 Program.

1.0 EQUAL OPPORTUNITY

1.1 FAIRHOUSING

It is the policy of the Central Falls Housing Authority to comply fully with all Federal, State, and local nondiscrimination laws; the Americans With Disabilities Act; and the U. S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity.

No person shall, on the grounds of race, color, sex, religion, national or ethnic origin, familial status, or disability be excluded from participation in, be denied the benefit of, or be otherwise subjected to discrimination under the Central Falls Housing Authority housing programs.

To further its commitment to full compliance with applicable Civil Rights laws, the Central Falls Housing Authority will provide Federal/State/local information to applicants for and participants in the Section 8 Housing Program regarding discrimination and any recourse available to them if they believe they may be victims of discrimination. Such information will be made available with the application, and all applicable Fair Housing Information and Discrimination Complaint Forms will be made available at the Central Falls Housing Authority office. In addition, all appropriate written information and advertisements will contain the appropriate Equal Opportunity language and logo.

The Central Falls Housing Authority will assist any family that believes they have suffered illegal discrimination by providing them copies of the housing discrimination form. The Central Falls Housing Authority will also assist them in completing the form, if requested, and will provide them with the address of the nearest HUD Office of Fair Housing and Equal Opportunity.

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	542,416	
b) Public Housing Capital Fund	467,939	
c) HOPEVI Revitalization	0	
d) HOPEVI Demolition	0	
e) Annual Contributions for Section 8 Tenant -Based Assistance	2,969,160	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self - Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY 2001 Capital Fund Program	478,615	Modernization
3. Public Housing Dwelling Rental Income	956,487	Operations
4. Other income (list below)		
Excess Utilities	6,500	Operations
Interest on General Fund Investments	32,000	Operations
Antenna Receipts	93,500	
4. Non -federal sources (list below)	0	
Total resources	5,546,617	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent3A.

(1)Eligibility

a.WhendoesthePHAvifyeligibilityforadmissiontopublichousing?(selectallthat apply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(statenumber)
- Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(statetime)
- Other:(describe)

ThefollowingisanextractfromouradoptedAdmissionsandContinuedOccupancy Policy

The application process will involve two phases. The first phase is the initial application for housing assistance or the pre -application. The pre -application requires the family to provide limited basic information establishing any preferences to which they may be entitled. This first phase results in the family's placement on the waiting list.

Upon receipt of the family's pre -application, the Central Falls Housing Authority will make a preliminary determination of eligibility. The Central Falls Housing Authority will notify the family in writing of the date and time of placement on the waiting list, and the approximate wait before housing may be offered. If the Central Falls Housing Authority determines the family to be ineligible, the notice will state the reasons therefore and will offer the family the opportunity of an informal review of the determination.

The applicant may at any time report changes in their applicant status including changes in family composition, income, or preference factors. The Central Falls Housing Authority will annotate the applicant's file and will update their place on the waiting list. Confirmation of the changes will be confirmed with the family in writing.

The second phase is the final determination of eligibility, referred to as the full application. The full application takes place when the family nears the top of the waiting list. The Central Falls Housing Authority will ensure that verification of all preferences, eligibility, suitability and selection factors are current in order to determine the family's final eligibility for admission into the Public Housing Program.

9.3 Families Nearing the Top of the Waiting List

When a family appears to be nearing the top of the waiting list, the family will be invited to an interview and the verification process will begin. It is at this point in time that the family's waiting list preference will be verified. If the family no longer qualifies to be near the top of the list, the family's name will be returned to the appropriate spot on the waiting list. The Central Falls Housing Authority must notify the family in writing of this determination and give the family the opportunity for an informal review.

Once the preference has been verified, the family will complete a full application, present Social Security number information, citizenship/eligible immigrant information, and sign the Consent for Release of Information forms.

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

The following is an extract from our adopted Admissions and Continued Occupancy Policy

8.3 Suitability

- A. Applicant families will be evaluated to determine whether, based on their recent behavior, such behavior could reasonably be expected to result in noncompliance with the public housing lease. The Central Falls Housing Authority will look at past conduct as an indicator of future conduct. Emphasis will be placed on whether a family's admission could reasonably be expected to have a detrimental effect on the development environment, other tenants, Central Falls Housing Authority employees, or other people residing in the immediate vicinity of the property. Otherwise eligible families will be denied admission if they fail to meet the suitability criteria.
- B. The Central Falls Housing Authority will consider objective and reasonable aspects of the family's background, including the following:
 - 1. History of meeting financial obligations, especially rent;
 - 2. Ability to maintain (or with assistance would have the ability to maintain) their housing in a decent and safe condition based on living or housekeeping habits and whether such habits could

adversely affect the health, safety, or welfare of other tenants;

3. History of criminal activity by any household member involving crimes of physical violence against persons or property and any other criminal activity including drug -related criminal activity that would adversely affect the health, safety, or well being of other tenants or staff or caused damage to the property;
 3. History of disturbing neighbors or destruction of property;
 4. Having committed fraud in connection with any Federal housing assistance program, including the intentional misrepresentation of information related to their housing application or benefits derived therefrom; and
 5. History of abusing alcohol in a way that may interfere with the health, safety, or right to peaceful enjoyment by others.
- C. The Central Falls Housing Authority will ask applicants to provide information demonstrating their ability to comply with the essential elements of the lease. The Central Falls Housing Authority will verify the information provided. Such verification may include but may not be limited to the following:
1. A credit check of the head, spouse and co -head;
 2. A rental history check of all adult family members;
 3. A criminal background check on all adult household members, including live -in aides. This check will be made through State or local law enforcement or court records in those cases where the household member has lived in the local jurisdiction for the last three years. Where the individual has lived outside the local area, the Central Falls Housing Authority may contact law enforcement agencies where the individual had lived or request a check through the FBI's National Crime Information Center (NCIC);
 4. A home visit. The home visit provides the opportunity for the family to demonstrate their ability to maintain their home in a safe and sanitary manner. This inspection considers cleanliness and care of rooms, appliances, and appurtenances. The inspection may also consider any evidence of criminal activity; and
 5. A check of the State's lifetime sex offender registration program for each adult household member, including live -in aides. No individual registered with this program will be admitted to public

housing.

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source)

(2) Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

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

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

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

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

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

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

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

- PHA main administrative office
- All PHA development management offices

- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

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

- One (without good cause)
- Two
- Three or More

The following is an extract of four adopted Admissions and Continued Occupancy Policy

10.7 Rejection of Unit

If in making the offer to the family the Central Falls Housing Authority skipped over other families on the waiting list in order to meet their income targeting goal and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized.

If the Central Falls Housing Authority did not skip over other families on the waiting list to reach this family, did not offer any other income targeting incentive, and the family rejects the unit without good cause, the family will forfeit their application's date and time. The family will keep their preferences, but the date and time of application will be changed to the date and time the unit was rejected.

If the family rejects with good cause any unit offered, they will not lose their place on the waiting list. Good cause includes reasons related to health or proximity to work. The family will be offered the right to an informal review of the decision to alter their application status.

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

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

16.0 Unit Transfers

16.1 Objectives of the Transfer Policy

The objectives of the Transfer Policy include the following:

- A. To address emergency situations.
- B. To fully utilize available housing resources while avoiding overcrowding by insuring that each family occupies the appropriate size unit.
- C. To facilitate a relocation when required for modernization or other management purposes.
- D. To facilitate relocation of families with inadequate housing accommodations.
- E. To provide an incentive for families to assist in meeting the Central Falls Housing Authority's deconcentration goal.
- F. To eliminate vacancy loss and other expenses due to unnecessary transfers.

16.2 Categories of Transfers

Category A: Emergency transfers. These transfers are necessary when conditions pose an immediate threat to the life, health, or safety of a family or one of its members. Such situations may involve defects of the unit or the building in which it is located, the health condition of a family member, a hate crime, the safety of witnesses to a crime, or a law enforcement matter particular to the neighborhood.

Category B: Immediate administrative transfers. These transfers are necessary in order to permit a family needing accessible features to move to a unit with such a feature or to enable modernization work to proceed.

Category C: Regular administrative transfers. These transfers are made to offer

incentives to families willing to help meet certain Central Falls Housing Authority occupancy goals, to correct occupancy standards where the unit size is inappropriate for the size and composition of the family, to allow for non-emergency but medically advisable transfers, and other transfers approved by the Central Falls Housing Authority when a transfer is the only or best way of solving a serious problem.

16.5 Processing Transfers

Transfers on the waiting list will be sorted by the above categories and within each category by date and time.

Transfers in category A and B will be housed ahead of any other families, including those on the applicant waiting list. Transfers in category A will be housed ahead of transfers in category B.

Transfers in category C will be housed along with applicants for admission at a ratio of one transfer for every seven admissions.

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences: NA

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs

- Victims of reprisals or hate crimes
- Other preference(s) (list below)

The following is an extract from our adopted Admissions and Continued Occupancy Policy

10.0 Tenant Selection and Assignment Plan

10.1 Preferences

The Central Falls Housing Authority will select families based on the following preferences within each bedroom size category based on our local housing needs and priorities:

- A. Residents of the City of Central Falls, RI
- B. All other eligible applicants

Based on the above preferences, all families in preference A will be offered housing before any families in preference B.

The date and time of application will be noted and utilized to determine the sequence within the above -prescribed preferences.

Notwithstanding the above, families who are elderly or disabled will be offered housing before other single persons.

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

Date and Time The date and time will be noted and utilized to determine the sequence within the prescribed preferences

Former Federal preferences: N A

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

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

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

The following is an extract from our adopted Admissions and Continued Occupancy Policy

10.0 Tenant Selection and Assignment Plan

10.1 Preferences

The Central Falls Housing Authority will select families based on the following preferences with in each bedroom size category based on our local housing needs and priorities:

- A. Residents of the City of Central Falls, RI
- B. All other eligible applicants

Based on the above preferences, all families in preference A will be offered housing before any families in preference B.

The date and time of application will be noted and utilized to determine the sequence within the above -prescribed preferences.

Notwithstanding the above, families who are elderly or disabled will be offered housing before other single persons.

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

The Central Falls Housing Authority Resident Handbook will also provide this information.

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

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

(6) Deconcentration and Income Mixing

This section intentionally left blank in accordance with HUD Notice PIH99 -55. See Attachment I: Central Falls Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and development targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub -component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

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

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

The following is an extract from our adopted Section 8 Administrative Plan

F. Suitability for tenancy

The Central Falls Housing Authority determines eligibility for participation and will also conduct criminal background checks on all adult household members, including live-in aides. The Central Falls Housing Authority will deny assistance to a family because of drug-related criminal activity or violent criminal activity by family members. This check will be made through state or local law enforcement or court records in those cases where the household member has lived in the local jurisdiction for the last three years. If the individual has lived outside the local area, the Central Falls Housing Authority may contact law enforcement agencies where the individual had lived or request a check through the FBI's National Crime Information Center (NCIC).

The Central Falls Housing Authority will check with the State sex offender registration program and will ban for life any individual who is registered as a lifetime sex offender.

Additional screening is the responsibility of the owner. Upon the written request of a prospective owner, the Central Falls Housing Authority will provide any factual information or third party written information they have relevant to a voucher holder's history of, or ability to, comply with material standard lease terms or any history of drug trafficking.

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

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

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

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

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

The following is an extract from our adopted Section 8 Administrative Plan

F. Suitability for tenancy

The Central Falls Housing Authority determines eligibility for participation and will also conduct criminal background checks on all adult household members, including live-in aides. The Central Falls

Housing Authority will deny assistance to a family because of drug -related criminal activity or violent criminal activity by family members. This check will be made through state or local law enforcement or court records in those cases where the household member has lived in the local jurisdiction for the last three years. If the individual has lived outside the local area, the Central Falls Housing Authority may contact law enforcement agencies where the individual had lived or request a check through the FBI's National Crime Information Center (NCIC).

The Central Falls Housing Authority will check with the State sex offender registration program and will ban for life any individual who is registered as a lifetime sex offender.

Additional screening is the responsibility of the owner. Upon the written request of a prospective owner, the Central Falls Housing Authority will provide any factual information or third party written information they have relevant to a voucher holder's history of, or ability to, comply with material standard lease terms or any history of drug trafficking.

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

The following is an extract from our adopted Section 8 Administrative Plan

6.4 Term of the Voucher

The initial term of the voucher will be 60 days and will be stated on the Housing Choice Voucher.

The Housing Authority may grant one or more extensions of the term, but the initial term plus any extensions will not exceed 120 calendar days from the initial date of issuance without an extraordinary reason. To obtain an extension, the family must make a request in writing prior to the expiration date. A statement of the efforts the family has made to find a unit must accompany the request. A sample extension request form and a form for recording their search efforts will be included in the family's briefing packet. If the family documents their efforts and additional time can reasonably be expected to result in success, the Housing Authority will grant the length of request sought by the family or 60 days, whichever is less.

If the family includes a person with disabilities and the family requires an extension due to the disability, the Housing Authority will grant an extension allowing the family the full 120 days search time. If the Housing Authority determines that additional search time would be a reasonable accommodation, the Housing Authority will request HUD to approve an additional extension.

Upon submittal of a completed request for approval of tenancy form, the Central Falls Housing Authority will suspend the term of the voucher. The term will be in suspension until the date the Housing Authority provides notice that the request has been approved or denied. This policy allows families the full term (60 days, or more with extensions) to find a unit, not penalizing them for the period during which the Housing Authority is taking action on their request. A family may submit a second request for approval of tenancy before the Housing Authority finalizes action on the first request. In this case the suspension will last from the date of the first submittal through the Housing Authority's action on the second submittal. No more than two requests will be concurrently considered.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than a waiting time of application)

(if no, skip to subcomponent (5) Special purpose section 8 assistance programs)

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

Former Federal preferences -NA

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

Other preferences (select all that apply)

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

The following is an extract from our adopted Section 8 Administrative Plan

5.2 Preferences

Consistent with the Central Falls Housing Authority Agency Plan, the Central Falls Housing Authority will select families based on the following preferences based on local housing needs and priorities.

- A. Applicants with an adult family member who is the head or spouse and lives or works or has been hired to work in the municipality of Central Falls; or are enrolled in an employment training program or attending school at an accredited institution on a full-time basis. This preference is also extended equally to all elderly families and all families whose head or spouse is receiving income based on their inability to work.
- B. Applicants who are non-working residents of Central Falls.
- C. Applicants who are not residents of Central Falls with an adult family member who is the head or spouse and is working; or are enrolled in an

employment training program or attending school at an accredited institution on a full-time basis. This preference is also extended equally to all elderly families and all families whose head or spouse is receiving income based on their inability to work.

- D. All other applicants who do not meet the definitions in the other preference categories.

The Central Falls Housing Authority will not deny a local preference, nor otherwise exclude or penalize a family in admission to the program, solely because the family resides in public housing.

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

Date and Time

Former Federal preferences -NA

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

Other preferences (select all that apply)

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

The following is an extract from our adopted Section 8 Administrative Plan

5.2 Preferences

Consistent with the Central Falls Housing Authority Agency Plan, the Central Falls Housing Authority will select families based on the following preferences based on local housing needs and priorities.

- A. Applicants with an adult family member who is the head or spouse and lives or works or has been hired to work in the municipality of Central Falls; or are enrolled in an employment training program or attending school at an accredited institution on a full-time basis. This preference is also extended equally to all elderly families and all families whose head or spouse is receiving income based on their inability to work.
- B. Applicants who are non-working residents of Central Falls.
- C. Applicants who are not residents of Central Falls with an adult family member who is the head or spouse and is working; or are enrolled in an employment training program or attending school at an accredited institution on a full-time basis. This preference is also extended equally to all elderly families and all families whose head or spouse is receiving income based on their inability to work.
- D. All other applicants who do not meet the definitions in the other preference categories.

The Central Falls Housing Authority will not deny a local preference, nor otherwise exclude or penalize a family in admission to the program, solely because the family resides in public housing.

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs -NA

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

- \$0
- \$1-\$25

\$26-\$50

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

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

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

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

The following is an extract from our adopted Admissions and Continued Occupancy Policy

15.6 Interim Reexaminations

During an interim reexamination, only the information affected by the changes being reported will be reviewed and verified.

Families will be required to report any increase in income or decrease in allowable expenses between annual reexaminations.

Families are required to report the following changes to the Central Falls Housing Authority between regular reexaminations. If the family's rent is being determined under the income method, these changes will trigger an interim reexamination.

The family shall report these changes within ten (10) days of their occurrence.

- A. A member has been added to the family through birth or adoption or court awarded custody.
- B. A household member is leaving or has left the family unit.

In order to add a household member other than through birth or adoption (including alive -in aide), the family must request that the new member be added to the lease. Before adding the new member to the lease, the individual must complete an application form stating their income, assets, and all other information required of an applicant. The individual must provide their Social Security number if they have one and must verify their citizenship/eligible immigrant status. (Their housing will not be delayed due to delays in verifying eligible immigrant status other than delays caused by the family.) The new family member will go through the screening process similar to the process for applicants. The Central Falls Housing Authority will determine the eligibility of the individual before adding them to the lease. If the individual is found to be ineligible or does not pass the screening criteria, they will be advised in writing and given the opportunity for an informal review. If they are found to be eligible and do pass the screening criteria, their name will be added to the lease. At the same time, if the family's rent is being determined under the income method, the family's annual income will be recalculated taking into account the circumstances of the new family member. The effective date of the new rent will be in accordance with Section 15.8.

Families are not required to, but may at any time, request an interim reexamination based on a decrease in income, an increase in allowable expenses, or other changes in family circumstances. Upon such request, the Central Falls Housing Authority will take timely action to process the interim reexamination and recalculate the tenant's rent.

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

(2) Flat Rents

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

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

B. Section 8 Tenant -Based Assistance

Exemptions: PHA that do not administer Section 8 tenant -based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24CFR Part 903.79(e)]

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

The Central Falls Housing Authority is a high performing agency and not required to complete this section.

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		

Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		

C. Management and Maintenance Policies

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

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

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

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

The Central Falls Housing Authority is a high performing agency and not required to complete this section.

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant -Based Assistance

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

If yes, list addition to federal requirements below:

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

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79(g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2)Optional5 -YearActionPlan

Agenciesareencouragedtoincludea5 -YearActionPlancoveringcapitalworkitems.Thisstatementcan becom pletedbyusingthe5YearActionPlantableprovidedinthetablelibraryattheendofthePHAPlan template **OR**bycompletingandattachingaproperlyupdatedHUD -52834.

a. Yes No: IsthePHAprovidinganoptiona 15 -YearActionPlanfortheCapital Fund?(ifno,skiptosub -component7B)

b.If yestoquestiona,selectone:

TheCapitalFundProgram5 -YearActionPlanisprovidedasanattachmenttothe PHAPlanatAttachment(statename AttachmentC

-or-

TheCapitalFundProgram5 -YearActionPlanisprovidedbelow:(ifselected, copytheCFPOptional5YearActionPlanfromtheTableLibraryandinsertthere)

B.HOPEVIandPublicHousingDevelopmentandReplac ement Activities(Non -CapitalFund)

Applicabilityofsub -component7B:AllPHAsadministeringpublichousing.IdentifyanyapprovedHOPE VIand/orpublichousingdevelopmentorreplacementactivitiesnotdescribedintheCapitalFundProgram AnnualStat ement.

Yes No:a)HasthePHAreceivedaHOPEVIrevitalizationgrant?(ifno,skip toquestionc;ifyes,provideresponsestoquestionbforeachgrant, copyingandcompletingasmanytimesasnecessary) b)Sta tusofHOPEVIrevitalizationgrant(completeonesetof questionsforeachgrant)

1.Developmentname:

2.Development(project)number:

3.Statusofgrant:(selectthestatementthatbestdescribesthecurrent status)

- RevitalizationP lanunderdevelopment
- RevitalizationPlansubmitted,pendingapproval
- RevitalizationPlanapproved
- ActivitiespursuanttoanapprovedRevitalizationPlan underway

Yes No:c)DoesthePHAplantoapplyforaHOPEVIRevitalizationgrantin thePlanyear? Ifyes,listdevelopmentname/sbelow:

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

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

8. Demolition and Disposition

[24CFR Part 903.79(h)]

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

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

2. Activity Description

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

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

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

[24CFR Part 903.79(i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected:	

7. Coverage of action (select one)

Part of the development

Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)

<input type="checkbox"/> Activities pursuant to HUD -approved Conversion Plan underway
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <p><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)</p> <p><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent</p> <p><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units</p> <p><input type="checkbox"/> Other: (describe below)</p>

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

See Attachment J: Voluntary Conversion of Developments from Public Housing Stock; Required Initial Assessments

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

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

- 25 or fewer participants
- 26- 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-Sufficiency Programs

[24CFR Part 903.79(1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub-component C.

The Central Falls Housing Authority is a high performing agency and is not required to complete this section.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY

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

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

B. Services and programs offered to residents and participants

(1)General

a. Self-Sufficiency Policies

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

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

b. Economic and Social Self-Sufficiency Programs

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

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

--	--	--	--	--

(2) Family Self Sufficiency program/s

a. Participation Description

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

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

See Attachment H: Central Falls Housing Authority Implementation of Community Service Requirements

13. PH A Safety and Crime Prevention Measures

The Central Falls Housing Authority is a high performing Agency and not required to complete this section.

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

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

- High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- High incidence of violent and/or drug -related crime in the area 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 level of violent and/or drug -related crime
- Other (describe below)

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

See Attachment M

15. Civil Rights Certifications

[24CFRPart903.79(o)]

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

16. Fiscal Audit

[24CFRPart903.79(p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17. PHA Asset Management

[24CFRPart903.79(q)]

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

The Central Falls Housing Authority is a high performing agency and not required to complete this section.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

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

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

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

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

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

3. Description of Resident Election Process -NA

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction:

The Central Falls Housing Authority is located in the City of Central Falls. The jurisdiction of the Consolidated Plan encompasses the State of Rhode Island.

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- The Central Falls Housing Authority will continue to maintain and renovate its public housing units.
 - The Central Falls Housing Authority will continue to market its public housing and Section 8 program to make families and individuals aware of the availability of decent, safe, sanitary and affordable housing in the City of Central Falls.

Our agency is part of the entire effort undertaken by the City of Central Falls and the State of Rhode Island to address our jurisdiction's affordable housing needs. While we cannot ourselves meet the entire need identified in the Consolidated Plan, in accordance with our goals and objectives included in this Plan, we will try to address some of the identified need by using appropriate resources to maintain and preserve our existing stock. When appropriate and feasible, we will apply for additional grants and loans from federal, state and local sources, including private sources to enhance the affordable housing available in our community. We intend to continue working with our local partners to try and meet these identified needs.

This year we expect to utilize the funds we receive for our existing programs. We will continue to use those resources to house people. We will also be focusing on management improvements, modernization and increasing the number of owners willing to participate in our Section 8 program. Priorities and guidelines for programs often change from year to year and our decision to pursue certain opportunities and resources may change over the coming year if there are program changes beyond our control.

Other: (list below)

- The Housing Authority Admission and Continued Occupancy Policy (ACOP) requirements are established and designed to:
 - (1) Provide improved living conditions for very low and low -income families while maintaining their rent payment at an affordable level.
 - (2) To operate as socially and financially sound public housing agency that is violence and drug -free, decent, safe and sanitary housing with a suitable living environment for residents and their families.
 - (3) To avoid concentrations of economically and socially deprived families in any of our public housing developments.
 - (4) Deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to our employees.
 - (5) To attempt to house at least one family in each development that is composed of families with a broad range of incomes and rent -paying abilities that is representative of the range of incomes of low income families in our jurisdiction.
 - (6) To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal fair housing laws and regulations so that the

admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status.

- We have similar principles for our Section 8 program:

- (1) To provide decent, safe and sanitary housing for very low income families while maintaining their rent payments at an affordable level.
- (2) To ensure that all units meet Housing Quality Standards and families pay fair and reasonable rents.
- (3) To promote fair housing and the opportunity for very low income families of all ethnic backgrounds to experience freedom of housing choice.
- (4) To assist the local economy by increasing the occupancy rate and the amount of money flowing into the community.
- (5) To create positive public awareness and expand the level of family, owner, and community support in accomplishing the Housing Authority's mission.
- (6) To attain and maintain a high level of standards and professionalism in our day to day management of all program components.
- (7) To administer an efficient, high performing agency through continuous improvement of the Housing Authority support systems and commitment to our employees and their development.
- (8) To encourage self sufficiency of participant families and assist in the expansion of family opportunities which address educational, socio-economic, recreational and other human service needs.
- (9) To promote a market driven housing program that will help qualified low income families be successful in obtaining affordable housing and increase the supply of housing choices for such families.

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

The Plans support each other by their parallel commitments to expand equal housing opportunities for all eligible and qualified families.

D. Other Information Required by HUD

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

The final Agency Plan Rule contains a requirement in 24 CFR 903.7 that agency plans contain a locally derived definition of “substantial deviation” and “significant amendment or modification.”

The Central Falls Housing Authority has adopted a definition of substantial deviation and significant amendment or modification. That definition is provided in:

Attachment D: Central Falls Housing Authority Definition of Substantial Deviation and Significant Amendment or Modification

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment A: Central Falls Housing Authority Deconcentration Policy

Attachment B: Central Falls Housing Authority FY 2002 Capital Fund Program Annual Statement

Attachment C: Central Falls Housing Authority Capital Fund Program 5 Year Action Plan

Attachment D: Central Falls Housing Authority Definition of Substantial Deviation and Significant Amendment or Modification

Attachment E: Central Falls Housing Authority Statement of Progress

Attachment F: Central Falls Housing Authority Resident Member on the PHA Governing Board

Attachment G: Central Falls Housing Authority Membership of the Resident Advisory Board

Attachment H: Central Falls Housing Authority Implementation of Community Service Requirements

Attachment I: Central Falls Housing Authority Deconcentration and Income Mixing

Attachment J: Central Falls Housing Authority Voluntary Conversion of Developments from Public Housing Stock; Required Initial Assessments

**AttachmentK:CentralFallsHousingAuthorityCapitalFundProgramFY2001P
&EReport/BudgetRevision**

**AttachmentL:CentralFallsHousingAuthority CapitalFundProgramFY2000P
&EReport/BudgetRevision**

AttachmentM:CentralFallsHousingAuthorityPetPolicy

AttachmentN:CentralFallsHousingAuthorityOrganizationChart.

Attachment A

Central Falls Housing Authority

Fiscal Year 2002 Agency Plan

Deconcentration Policy

DECONCENTRATION POLICY

It is the Central Falls Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing. In order to meet our income targeting goals, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Central Falls Housing Authority will affirmatively market our housing to all eligible income groups.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in our development, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

Offer of a Unit

When the Central Falls Housing Authority discovers that a unit will become available, we will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help to meet the income targeting goal.

The Central Falls Housing Authority will contact the family first by telephone to make the unit offer. If the family cannot be reached by telephone, the family will be notified of a unit offer via first class mail. The family will be given five (5) business days from the date the letter was mailed to contact the Central Falls Housing Authority regarding the offer.

The family will be offered the opportunity to view the unit. After the opportunity to view the unit, the family will have two (2) business days to accept or reject the unit. This verbal offer and the family's decision must be documented in the tenant file. If the family rejects the offer of the unit, the Central Falls Housing Authority will send the family a letter documenting the offer and the rejection.

Rejection of Unit

If in making the offer to the family the Central Falls Housing Authority skipped over other families on the waiting list in order to meet their income targeting goal and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized.

If the Central Falls Housing Authority did not skip over other families on the waiting list to reach this family and the family rejects the unit without good cause, the family will forfeit their application's date and time. The family will keep their preferences, but the date and time of application will be changed to the date and time the unit was rejected.

If the family rejects with good cause any unit offered, they will not lose their place on the waiting list. Good cause includes reasons related to health. The family will be offered the right to an informal review of the decision to alter their application status.

AttachmentB

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:S						Summary			
PHAName: CentralFallsHousingAuthority			GrantTypeandNumber CapitalFundProgramGrantNo: RI43P00450102 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2002			
<input checked="" type="checkbox"/> OriginalAnnualStatement						<input type="checkbox"/> ReserveforDisasters/Emergencies		<input type="checkbox"/> RevisedAnnualStatement(revisionno:)	
<input type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:						<input type="checkbox"/> FinalPerformanceandEvaluationReport			
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost					
		Original	Revised	Obligated	Expended				
1	Totalnon -CFPFunds								
2	1406Operations								
3	1408ManagementImprovements	13,324							
4	1410Adminis tration	45,000							
5	1411Audit								
6	1415LiquidatedDamages								
7	1430FeesandCosts	27,000							
8	1440SiteAcquisition								
9	1450SiteImprovement								
10	1460DwellingStructures	367,615							
11	1465.1DwellingEquipment —Nonexpendable								
12	1470 NondwellingStructures								
13	1475NondwellingEquipment	15,000							
14	1485Demolition								
15	1490ReplacementReserve								
16	1492MovingtoWorkDemonstration								
17	1495.1RelocationCosts								
18	1499DevelopmentActivities								
19	1501Collaterizat ionorDebtService								
20	1502Contingency								
21	AmountofAnnualGrant:(sumoflines2 -20)	467,939							
22	Amountofline21RelatedtoLBPActivities								

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PH Name: Central Falls Housing Authority	Grant Type and Number Capital Fund Program Grant No: RI43P00450102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	<u>Management Improvements</u>	1408	Lump Sum					
	Management Improvements: training and education; computer hardware/software			13,324				
	Subtotal Acct 1408			13,324				
HA Wide	<u>Administration</u>	1410	Lump Sum					
	Proration of salaries & benefits for administration of CFPP program			45,000				
	Subtotal Acct 1410			45,000				
HA Wide	<u>Fees and Costs</u>	1430	Lump Sum					
	A&E Fees; reimbursable costs			27,000				
	Subtotal Acct 1430			27,000				
	<u>Dwelling Structures</u>	1460						
RI004-1	Drop ceilings in halls		7 floors	119,855				
	Replace flooring in elevator lobbies		7 floors	24,872				
	Install rugs in common hallways		7 floors	35,152				
	Paint walls in hallways		8 floors	28,244				
RI004-2	Vestibule slider		1 (Front)	19,875				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace Rear slider		1(rear)	9,630				
RI004-4	Modernize kitchen and GFIs		54 units	110,112				
	Replace Vestibule slider		1	19,875				
	Subtotal Acct 1460			367,615				
HA Wide	<u>Non Dwelling Equipment</u>	1475						
	Nondwelling equipment: maintenance equipment: Vacuums, tractor			15,000				
	Subtotal Acct 1475			15,000				
	Grand Total			467,939				

AttachmentC

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHAName:CentralFallsHousing Authority		<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA-Wide	Year1	WorkStatementforYear2 FFYGrant:2003 PHAFY:10/01/03	WorkStatementforYear3 FFYGrant:2004 PHAFY:10/01/04	WorkStatementforYear4 FFYGrant:2005 PHAFY:10/01/05	WorkStatementfo rYear5 FFYGrant:2006 PHAFY:10/01/06
	Annual Statement				
HAWide		100,324	100,324	100,324	96,000
RI004-1		52,579	231,926	37,451	54,500
RI004-2		282,372	126,232	155,210	120,000
RI004-4		32,664	9,457	174,954	197,439
CFPFundsListedfor 5-yearplanning		467,939	467,939	467,939	467,939
ReplacementHousing FactorFunds					

Capital Fund Program Five - Year Action Plan
Part II: Supporting Pages — Work Activities

Activities for Year 1	Activities for Year: <u> 2 </u> FFY Grant: 2003 PHAFY: 10/01/03			Activities for Year: <u> 3 </u> FFY Grant: 2004 PHAFY: 10/01/04		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA Wide	<u>Mgt. Improvements (1408)</u>		HA Wide	<u>Mgt. Improvements (1408)</u>	
Annual		Mgt Improvements: computer hardware/software; staff training	13,324		Mgt Improvements: computer hardware/software; staff training	13,324
Statement	HA Wide	<u>Administration (1410)</u>		HA Wide	<u>Administration (1410)</u>	
		Proration of salaries & benefits for administration of CFP Program	45,000		Proration of salaries & benefits for administration of CFP Program	45,000
	HA Wide	<u>Fees and Costs (1430)</u>		HA Wide	<u>Fees and Costs (1430)</u>	
		A&E Fees; reimbursable costs	27,000		A&E Fees; reimbursable costs	27,000
		<u>Non dwelling equipment (1475)</u>			<u>Non dwelling equipment (1475)</u>	
		Replacement of maintenance equipment	15,000		Replacement of maintenance equipment	15,000
		Subtotal HA Wide	100,324		Subtotal HA Wide	100,324

<u>RI004-1</u>	<u>DwellingStructures</u> <u>(1460)</u>		<u>RI004-1</u>	<u>DwellingStructures</u> <u>(1460)</u>	
	Reconfigure maintenancearea: outdoorlighting;install securitycameras	20,599		Newroof	106,972
	Outdoorlighting	11,121		Installemergency outletsinhallways	3,699
	Installsecuritycameras	20,859		DwellingEquipment (1465.1)	
	SubtotalRI004 -1	52,579		Replaceemergency generator	121,255
RI004-2	Dropceilings	122,392		SubtotalRI004 -1	231,926
	Replaceflooringin elevator lobby	24,859	RI004-2	DwellingStructures (1460)	
	Installrugsincommon hallways	44,355		Installemergency outletsinhallways	5,982
	Painthallwaywalls	36,250			
	Ceramictileinelevator lobby	29,657		DwellingEquipment (1465.1)	
	Reconfigure maintenancearea	24,859		Replaceemergency generator	100,395
	SubtotalRI004 -2	282,372		Installsecuritycamera	19,855
RI004-4	Installrugsincommon hallways	14,872		SubtotalRI004 -2	126,232
	Painthallwaywalls	17,792	RI004-4	Installsecuritycamer as	9,457
	SubtotalRI004 -4	32,664		SubtotalRI004 -4	9,457
	TotalCFPEstimatedCost	467,939			467,939

CapitalFundProgramFive -YearActionPlan

PartII:SupportingPages —WorkActivities

ActivitiesforYear: <u>4</u> <u> </u> FFYGrant: 2005 PHAFY:10/01/05			ActivitiesforYear: <u>5</u> <u> </u> FFYGrant:2006 PHAFY:10/01/06		
Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
HAWide	<u>Mgt.Improvements</u> (1408)		HAWide	<u>Mgt.Imp rovements</u> (1408)	
	MgtImprovements: computer hardware/software;staff training	13,324		MgtImprovements: computer hardware/software;staff training	24,000
HAWide	<u>Administration</u> (1410)		HAWide	<u>Administration</u> (1410)	
	Prorationofsalaries& benefitsf or administrationofCFP Program	45,000		Prorationofsalaries& benefitsfor administrationofCFP Program	45,000
HAWide	<u>FeesandCosts</u> (1430)		HAWide	<u>FeesandCosts</u> (1430)	
	A&EFees; reimbursablecosts	27,000		A&EFees; reimbursablecosts	27,000
	<u>Nondwelling</u> <u>equipment</u> (1475)				
	Replacementof maintenanceequipment	15,000			
	SubtotalHAWide	100,324		SubtotalHAWide	96,000
RI004-1	<u>DwellingStructures</u> (1460)		RI004-1	<u>DwellingStructures</u> (1460)	
	Emergencypullcords	9,852		Replackitchen lighting	54,500

	Renovate Association kitchen	27,599		Subtotal RI004 -1	54,500
	Subtotal RI004 -1	37,451	RI004-2	Replace balcony sliders and windows	120,000
RI004-2	New roof	111,661		Subtotal RI004 -2	120,000
	Renovate Association kitchen	9,695	RI004-4	Replace elevator	197,439
	Emergency pullcords	33,854		Subtotal RI004 -4	197,439
	Subtotal RI004 -2	155,210			
RI004-4	New roof	59,829			
	Emergency power outlets	5,995			
	<u>Dwelling Equipment</u> <u>(1465.1)</u>				
	Replace emergency generator	74,232			
	New refrigerators	34,898			
	Subtotal RI004 -4	174,954			
	Total CFPEstimatedCost	467,939			467,939

AttachmentD

CentralFallsHousingAuthority

FiscalYear2002AgencyPlan

DefinitionofSubstantialDeviationandSignificantChangeor Modification

Substantialdeviationsorsignificantamendmentsormodificationsaredefinedas discretionarychangesintheplansorpoliciesoftheCentralFallsHousingAuthority thatfundamentallychangethemission,goals,objectives,orplansoftheage ncyand whichrequireformalapprovaloftheBoardofCommissioners.

Attachment E

Central Falls Housing Authority

Fiscal Year 2002 Agency Plan

Statement of Progress in Meeting the 5 - Year Plan Mission and Goals

The following table reflects the progress we have made in achieving our goals and objectives:

Goal: Expand the supply of assisted housing	
Objective	Progress
Leverage private or other public funds to create additional housing opportunities	This objective has been accomplished. The 43 -BRT own houses for home ownership training - HOME/conventional mortgage funds have been completed and occupied in November, 2001.
Acquire or build units or developments	Same as above

Goal: Improve the quality of assisted housing	
Objective	Progress
Concentrate on efforts to improve specific management functions: The specific management functions to be improved will be lead based paint detection and inspection	Section 8 Staff have been trained in lead based paint detection and inspection. This objective has been accomplished.
Renovate or modernize public housing units:	Ongoing. Included in CFP Annual Statement and 5 Year Action Plan

Goal: Increase assisted housing choices	
Objective	Progress
Provide voucher mobility counseling	Training has been provided to Voucher holders and landlords. This is an ongoing activity.
Conduct outreach effort to potential voucher landlords	This is an ongoing activity by Section 8 Program Staff.
Increase voucher payment standards	Currently at 110% of FMRs
Implement voucher home ownership program: Implement public housing or other home ownership programs:	Under consideration for implementation at a future date. Section 8 Administrative Plan has been updated to include current HUD regulations

Goal: Provide an improved living environment	
Objective	Progress
Implement public housing security improvements. The	In progress. Included in current CFP 5 Year Action Plan

Central Falls Housing Authority will be upgrading its existing security cameras and installing new security cameras.	
The Central Falls Housing Authority shall conduct a general population survey to determine housing needs and develop strategies to serve a more diverse population.	Has not yet been accomplished
The Central Falls Housing Authority will contract for health care services within its elderly developments.	This objective has been accomplished. Opened a Health Care Clinic as of July 1, 2001

Goal: Promote self-sufficiency and asset development of assisted households	
Objective	Progress
<p>Increase the number and percentage of employed persons in assisted families:</p> <p>The Central Falls Housing Authority will increase the percentage by 25% within 5 years.</p>	This goal is being accomplished. Utilizing a United Way Making It Work Grant, we have nearly 100 participants receiving job training and employment.
<p>Provide or attract support services to improve assistance recipients' employability:</p> <p>The Central Falls Housing Authority will partner with other social service agencies serving Central Falls.</p> <p>The Central Falls Housing Authority will expand its summer youth employment program to a year-round program within 5 years.</p>	<p>Ongoing. We are partnering with United Way, Channel One, Progresso Latino, Central Falls School System, Community College of RI and private partners to provide job training and educational opportunities.</p> <p>Not yet fully operational. We have applied for a grant from the RI Foundation to provide funding for this activity.</p>
The Central Falls Housing Authority will develop an after-school program for FSS children ages 8-14 within 3 years.	Currently have a one-day a week program for children called Reading Buddies.
The Central Falls Housing Authority plans to develop a public relations and marketing program by partnering with public and private agencies within the community and establish a speaker's bureau from existing staff.	Not yet implemented

Goal: Ensure equal opportunity and affirmatively further fair housing	
Objective	Progress
Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:	This is an ongoing practice in both our Section 8 and public housing program. It is our policy to affirmatively further fair housing in the administration of our programs.
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:	This is an ongoing objective. We continually upgrade our public housing units, buildings and grounds. We are diligent in the inspection of the units under lease in our Section 8 Program to ensure they meet our building standards.
Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:	Our public housing units meet all accessibility and visitability requirements. Our policies include reasonable accommodation provisions.

Goal: To increase Central Falls Housing Authority funding sources	
Objective	Progress
The Central Falls Housing Authority will research and receive funds from the Department of Labor, Education, Commerce, Health and Human Services, as well as private foundations and CRA funds.	We are currently receiving funds from Labor, Education, Health and Human Services, CRA, and private foundations.

AttachmentF

Central Falls Housing Authority

Fiscal Year 2002 Agency Plan

Required Attachment: Resident Member on the PHAG Overning Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Sister Mary Gibson

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires): appointed January, 1999 for a 4 year term expiring in January, 2003

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? NA

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member: April, 2003

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Mayor Lee Matthew

AttachmentG

CentralFallsHousingAuthority

FiscalYear2002AgencyPlan

RequiredAttachment:MembershipoftheResidentAdvisoryBoardorBoards

- i. ListmembersoftheResidentAdvisoryBoardorBoards:(Ifthelistwouldbeunreasonably long,listorganizationsrepresentedorotherwiseprovideadescriptionsufficienttoidentifyhow membersarechosen.)

TheResidentAdvisoryBoardiscomposedoftheTenantAssociationOfficers.Theyareasfollows:

ForandManorTenant's Association

CharlesCorriveau,President
ArthurLanoué,VicePresident
TheresaCartier,Secretary
JeannetteLandry,Treasurer

WilfridManorTenant'sAssociation

RitaManley,President
JoanTadlock,VicePresident
StellaSweet,Secretary
FlorencePiccol o,Treasurer

(Officersareelectedannuallybythemembership.ElectionsaremonitoredbytheCentralFalls HousingAuthoritystaff.)

Attachment H

Central Falls Housing Authority

Fiscal Year 2002 Agency Plan

Implementation of Public Housing Resident Community Service Requirements

The Department of Veteran Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 2002, at Section 432, provides that: "None of the funds made available by this Act may be used to implement or enforce the requirement relating to community service, except with respect to any resident of a public housing project funded with any amount provided under section 24 of the United States Housing Act of 1937, as amended, or any predecessor program for the revitalization of severely distressed public housing (HOPEVI).

Under this provision, Housing Authorities are precluded from implementing or enforcing community service requirements using FY 2002 funds. HUD further permits Housing Authorities to immediately suspend enforcement of the requirements.

The Central Falls Housing Authority has suspended enforcement of the 8-hour community service requirement. The Housing Authority will not enforce this provision of our Admissions and Continued Occupancy Policies as long as Congress provides for the option to not enforce it. In taking this action, we still want to encourage our public housing residents to both participate in their community and enhance their self-sufficiency skills in a truly voluntary manner.

All affected residents have been notified of the suspension of the following requirements.

The administrative steps that we will take to implement the Community Service Requirements include the following:

1. Development of Written Description of Community Service Requirement:

The Central Falls Housing Authority has a written developed policy of Community Service Requirements as a part of the Admissions and Continued Occupancy Policy and has completed the required Resident Advisory Board review and public comment period.

2. Scheduled Changes in Leases:

The Central Falls Housing Authority has made the necessary changes to the lease and has completed the required Resident Advisory Board review and public comment period.

3. Written Notification to Residents of Exempt Status to each Adult Family Member:

The Central Falls Housing Authority will notify residents at the time of admission and at their recertification.

4. Cooperative Agreements with TANF Agencies:

The Central Falls Housing Authority owns and operates public housing designed for occupancy by elderly and disabled persons and families and is not required to secure a Cooperative Agreement with the TANF Agency.

5. Programmatic Aspects:

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community.

An economic self-sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, 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 treatment).

In the event that a resident is identified as non-exempt from the community service requirements, the Central Falls Housing Authority will coordinate with social service agencies, local schools, and other appropriate organizations in identifying a list of volunteer community service positions.

Together with the Resident Advisory Board, the Central Falls Housing Authority may create volunteer positions such as, hall monitors, litter patrols, and supervising and record keeping for volunteers.

Attachment I

Central Falls Housing Authority

Fiscal Year 2002 Agency Plan

Component 3, (6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

In accordance with 24 CFR part 903.2(b)(2)(ii), the Central Falls Housing Authority is exempt because the public housing developments are designed to house only elderly persons and persons with disabilities.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

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

AttachmentJ

CentralFallsHousingAuthority

FiscalYear2002AgencyPlan

**VoluntaryConversionofDevelopmentsfromPublicHousingStock;
RequiredInitialAssessments**

AsstatedinNoticePIH2001 -26,beginningwithFiscalYear200 2,allPHAsmust addressethefollowingquestionsabouttheirRequiredInitialAssessmentsandinclude the followinginformationasarerequiredattachmenttothePHAPlan:

- a. HowmanyofthePHA’sdevelopmentsaresubjecttotheRequiredInitial Assessments?**

None.TheHousingAuthoritydoesnotownanydevelopments(general occupancy)subjecttotheRequiredInitialAssessments.

- b. HowmanyofthePHA’sdevelopmentsarenotsubjecttotheRequiredInitial Assessmentsbasedonexemptions(e.g.,elderlyand/or disableddevelopments notgeneraloccupancyprojects)?**

ThreeDevelopments:

RI004-1:

RI004-2:

RI004-4

- c. HowmanyassessmentswereconductedforthePHA’scovered developments?**

None.TheHousingAuthoritydoesnotownanycovereddevelopments.

- d. IdentifyP HAdevelopmentsthatmaybeappropriateforconversionbasedon theRequiredInitialAssessments:**

DevelopmentName	NumberofUnits
None	None

- e. **If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:**

Not Applicable. No assessments are required.

AttachmentK

**AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary**

PHAName: CentralFallsHousin gAuthority	GrantTypeandNumber CapitalFundProgramGrantNo: RI43P00450101 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2001
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OriginalAnnualStatement ReserveforDisaste rs/Emergencies RevisedAnnualStatement(revisionno: 1)
 PerformanceandEvaluationReportforPeriodEnding: 03/31/02 FinalPerformanceandEvaluationReport

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations				
3	1408ManagementImprovements	24,000	24,000	24,000	0
4	1410Administration	45,000	45,000	45,000	0
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	27,000	27,000	0	0
8	1440SiteAcquisition				
9	1450SiteImprovement				
10	1460DwellingStructures	367,615	263,610	0	0
11	1465.1DwellingEquipment —Nonexpendable	0	104,005	0	
12	1470NondwellingStructures				
13	1475NondwellingEquipment	15,000	15,000	0	0
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				
19	1501CollaterizationorDebtService				
20	1502Contingency				
21	AmountofAnnualGrant:(sumoflines2 -20)	478,615	478,615	69,000	0

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: Central Falls Housing Authority	Grant Type and Number Capital Fund Program Grant No: RI43P00450101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 03/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Management Improvements	1408	Lump Sum					In Progress
RI004-1,2,4	Tech Support/Resident Training			5,000	5,000	5,000	00	
	Internet Services for Residents			1,500	2,000	2,000	00	
	Resident programs/initiatives			12,000	12,000	12,000	00	
	Staff training			5,000	5,000	5,000	00	
	Subtotal Acct 1408			23,500	24,000	24,000	00	
HA Wide	Administration	1410	Lump Sum					In Progress
RI004-1,2,4	CFP Program Administration			45,000	45,000	45,000	00	
	Subtotal Acct 1410			45,000	45,000	45,000	00	
HA Wide	Fees and Costs		Lump Sum					Planning
RI004-1,2,4	A&E Fees	1430		27,000	27,000	00	00	
	Subtotal Acct 1430			27,000	27,000	00	00	
HA Wide	Non dwelling equipment	1475	Lump Sum					Planning
RI004-1,2,4	Landscape Equipment			15,000	15,000	00	00	
	Subtotal Acct 1475			15,000	15,000	00	00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Structures	1460						Planning
RI004-1	Replace Refrigerators		130	44,250	0	00	00	
	Vestibule Slider		1	45,095	45,095			
	Public Address System		2	29,855	29,855			
	Replace plumbing access doors		60	20,129	20,129			
	Replace closet doors/bifolds		Lump Sum	22,396	22,396			
RI004-2	Replace Refrigerators		160	59,755	0	00	00	
	Paint and wash building		Lump Sum	57,820	57,820			
RI004-4	Replace apt & office windows		110	44,615	44,615	00	00	
	Paint and wash building		Lump Sum	43,700	43,700			
	Subtotal Acct 1460			367,615	263,610	00	00	
	Dwelling Equipment	1465.1						In progress
RI004-1	Replace Refrigerators		130	0	44,250	00	00	
RI004-2	Replace refrigerators		160	0	59,755	00	00	
	Subtotal Acct 1465.1			0	104,005	00	00	
	Grand Total			478,115	478,615	69,000	00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: Central Falls Housing Authority	Grant Type and Number Capital Fund Program No: RI43P00450101 Replacement Housing Factor No:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide							Obligated target dates are revised to be in
Mgt Improvements	6/30/03	03/31/03		9/30/04			Compliance with HUD Notice PIH2001 -26
Administration	6/30/03	03/31/03		9/30/04			Required benchmarks
Fees and Costs	6/30/03	03/31/03		9/30/04			
Non dwelling Equip	6/30/03	03/31/03		9/30/04			
RI004-1	6/30/03	03/31/03		9/30/04			
RI004-2	6/30/03	03/31/03		9/30/04			
RI004-4	6/30/03	03/31/03		9/30/04			

AttachmentL

**AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary**

PHAName: CentralFallsHousingAuthority	GrantTypeandNumber CapitalFundProgramGrantNo: RI43P00450100 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2000
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OriginalAnnualStatement ReserveforDisasters/Emergencies RevisedAnnualStatement(revisionno: 1)
 PerformanceandEvaluationReportforPeriodEnding: 3/31/02 FinalPerformanceandEvaluationReport

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations				
3	1408ManagementImprovements	24,000	24,000	24,000	24,000
4	1410Administration	30,000	30,000	30,000	30,000
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	27,000	11,748	11,748	11,748
8	1440SiteAcquisition				
9	1450SiteImprovement				
10	1460DwellingStructures	357,958	373,210	373,210	190,000
11	1465.1DwellingEquipment —Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEqui pment	30,130	30,130	30,130	30,130
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				
19	1501CollaterizationorDebtService				
20	1502Contingency				
21	AmountofAnnualGrant:(sumoflines2 -20)	469,088	469,088	469,088	285,878
22	Amountofline21RelatedtoLBPActivities				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: Central Falls Housing Authority	Grant Type and Number Capital Fund Program Grant No: RI43P00450100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 3/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – So ft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450100 Replacement Housing Factor Grant No:			Federal Year of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Management Improvements	1408						Complete
RI004-1,2,4	Tech Support/Resident Training			5,000	5,000	5,000	5,000	
	Internet Services for Residents			1,500	1,500	1,500	1,500	
	Resident programs/initiatives			12,000	12,000	12,000	12,000	
	Staff training			5,500	5,500	5,500	5,500	
	Subtotal Acct 1408			24,000	24,000	24,000	24,000	
HA Wide	Administration	1410						Complete
RI004-1,2,4	CFP Program Administration			30,000	30,000	30,000	30,000	
	Subtotal Acct 1410			30,000	30,000	30,000	30,000	
HA Wide	Fees and Costs							
RI004-1,2,4	A&E Fees	1430		27,000	11,748	11,748	11,748	Complete
	Subtotal Acct 1430			27,000	11,748	11,748	11,748	
HA Wide	Non dwelling equipment	1475						
RI004-1,2,4	Truck/snowplow			30,130	30,130	30,130	30,130	Complete
	Subtotal Acct 1475			30,130	30,130	30,130	30,130	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450100 Replacement Housing Factor Grant No:			Federal F Y of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Structures	1460						
RI004-1	Range Hoods			25,000	25,000	25,000	-0-	Ongoing
RI004-2	Apartment Conversion			56,958	56,958	56,958	-0-	Ongoing
RI004-2	Elevator Upgrade			190,000	205,252	205,252	190,000	Complete
RI004-2	Public Address System			35,000	35,000	35,000	-0-	ongoing
RI004-2	Fire Panel Replacement			51,000	51,000	51,000	-0-	ongoing
	Subtotal Acct 1460			357,958	373,210	373,210	190,000	
	Grand Total			469,088		301,130	285,878	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: Central Falls Housing Authority		Grant Type and Number Capital Fund Program No: RI43P00450100 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide							
Mgt Improvements	6/30/02		03/31/02	9/30/03		3/31/01	
Administration	6/30/02		03/31/02	9/30/03		3/31/01	
Fees and Costs	6/30/02		03/31/02	9/30/03		3/31/01	
Non Dwelling Equip	6/30/02		03/31/02	9/30/03		3/31/01	
RI004-1	6/30/02		03/31/02	9/30/03			
RI004-2	6/30/02		03/31/02	9/30/03			
Apt. Conversion	6/30/02		03/31/02	9/30/03			
Elevator Upgrade	6/30/02		03/31/02	9/30/03			
PA System	6/30/02		03/31/02	9/30/03			
Replace Fire Panel	6/30/02		03/31/02	9/30/03			

AttachmentM
CentralFallsHousingAuthority
AnnualPlan
FiscalYearBeginning10/2001
PetOwnershipandResponsibility
AddendumToTheLease

Hereby agree to the terms and conditions expressly stated below as they pertain to the D.F.H.A. Lease Agreement for pets on the premises. Residents living in housing which has been designed for occupancy by elderly, handicapped or disabled families may keep a pet on the premises. Residents are permitted to own one common household pet in accordance with the following rules for keeping pets:

1. The types of pets shall be limited as follows:

One dog not exceeding 20 pounds in weight or 16 inches in height at mature growth.

One cat per apartment at any one time.

Aquariums may be no larger than 20 gallons and must be sealed against leakage.

No birds of prey or other dangerous species may be kept. Dog breeds that are not allowed due to potential danger include pit bulls.

2. An applicable security deposit must be paid prior to the allowance of the pet on the premises. A security deposit of \$200 shall be required of all residents wishing to have a pet residing on the premises. This security deposit is to cover potential damage by the pet and will be returned

in part or in full depending on the cost of damages incurred as a direct result of pet, as assessed by management at the time the resident vacates the premises.

3. Residents shall be required to show proof that his or her pet has been properly vaccinated for rabies, and that all local licensing requirements have been met. No pet shall be allowed on the premises if it has not been properly vaccinated. Resident must have his or her pet checked by a recognized veterinarian at least once a year to insure proper vaccination. Resident must bring license and proof of vaccination to the management office to be duly filed.
4. The resident will be solely responsible for maintenance of pet in a healthy environment and shall insure that pet receives proper standard care and humane treatment. The pet shall be licensed and wear a collar which displays an identification tag. Pets shall be neutered or spayed prior to being allowed on the property.
5. All pets must be boarded in the unit and will not be allowed outdoors unless it is accompanied by a resident or adult member of the household. The pet, when outdoors, shall be on a leash no longer than five feet long, or carried in a closed, ventilated container. If pet is a bird, it shall be caged at all times both in the dwelling unit and outside.
6. A litter box will be utilized for cats. The litter box shall be changed twice weekly and disposed of in the area designated by the Authority. Litter must be separated daily. No animal waste may be disposed of within the unit.
7. Pets will only be walked in designated pet areas of community property. Residents shall insure that the pet does not wander into neighboring yards or common areas. Residents shall be solely responsible for insuring that any debris or damage caused by the pet is properly disposed of in areas designated by management for disposing of pet waste.
8. No pet shall be left unattended in the unit for a period of time in excess of sixteen (16) hours. If a pet is left unattended in excess of sixteen hours in the unit, then management reserves the right to enter the unit and remove the pet, and transfer it to the proper authorities at the expense of the resident or resident sponsor. Management is held harmless in such circumstances.
9. Pet owners are responsible for any disturbance on a consistent basis as a result of constant barking, whining, and scratching on the part of their pet.

10. Pet of family members and guests will not be allowed on the premises without prior written approval of management.
11. The resident indemnifies management for all claims regarding and loss or personal injury caused by the resident's pet to any other resident, guest or employee in the building(s) or on the premises.
12. Any violation of the provisions contained herein will be construed as a health and safety violation and therefore be considered a breach of the Lease Agreement and subject to pet rule violation procedures.
13. If the resident becomes incapable of caring for the pet as outlined above, because of illness, incapacitation or death, management reserves the right to remove the pet from the premises.
14. Each resident requesting permission to bring a pet onto the premises must furnish two (2) sponsors to management. The sponsors will be responsible for removal of the pet in case of emergency, illness or death of the resident. The sponsor shall be responsible for any expenses. Inability to furnish two sponsors shall result in the ineligibility of the resident to have a pet on the premises. See page 4.
15. Management shall enter each unit where a pet is kept within sixty (60) days after the signature of the Lease Addendum to determine that the pet and unit are being properly cared for.

PET RULE VIOLATION PROCEDURES

NOTICE OF PET RULE VIOLATION

1. If the Authority determines on the basis of objective facts supported by written statements that a pet owner has violated a rule governing the owning or keeping of pets, the Authority may serve a written notice of pet rule violation on the pet owner. The notice must include:
 - a) Contain a brief statement of the factual basis for the determination and the pet rule or rules alleged to be violated;

- b) State that the pet owner has ten (10) days from the effective date of service of the notice to correct the violation or to make a written request for a meeting to discuss the violation;
- c) State that the pet owner is entitled to be accompanied by another person of his/her choice at the meeting.
- d) State that the pet owner's failure to correct the violation, to request a meeting, or to appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.

PET RULE VIOLATION MEETING

2. If the pet owner makes a timely request for a meeting to discuss the alleged pet rule violation (within five days of the date of notice) the Authority shall establish a mutually agreeable date and location for the meeting within 15 days of notification of the alleged violation. At the meeting, the pet owner and the Authority shall discuss any alleged pet rule violation and attempt to correct it.

NOTICE FOR PET REMOVAL

3. If the pet owner and Authority are unable to resolve the pet rule violation at the meeting, or if the Authority determines that the pet owner has failed to correct the violation, the Authority may serve a written notice to the pet owner to remove the pet. This notice shall contain a brief statement of the factual basis for the determination and the pet rule or rules that have been violated and state the effective date of service of the notice of pet removal and state that failure to remove the pet may result in initiation of procedures to terminate tenancy under the terms of the Lease Agreement and applicable regulations.

 Type of animal

Name of Sponsor	Address	Telephone
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Name of Sponsor

Address

Telephone

Resident Signature

Date

Official Signature

Date

Title

AttachmentN

Central Falls Housing Authority Organizational Chart

