

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPlans

5YearPlanforFiscalYears2000 -2004

AnnualPlanforFiscalYear2003

CRANSTONHOUSINGAUTHORITY

50BirchStreet

Cranston,RhodeIsland02920

401-944-7210

08/13/03
Ri006v03

**PHA Plan
Agency Identification**

PHAName: *Cranston Housing Authority*

PHANumber : *RI006*

PHAFiscalYearBeginning: *10/2003*

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**

A.Mission

- 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)

B.Goals

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)
- Progress: *We are still attempting to acquire land in order to apply for a 202 Grant to increase our supply of elderly housing units.***

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- Progress: *Comp Grant funds are being used expeditiously to modernize our units keeping in mind the most urgent needs such as sprinkler systems and code enforcement updates.***
- We have recently installed an elevator system in a two-story development to assure that our frail elderly have easier access to their units at the second level.***

We are continuing with our effort to make units more marketable by reducing the number of efficiency apartments at our largest development. Specifically, we are combining several zero -bedroom units to create one -bedroom units. The ultimate goal is to reduce the number of efficiency units by thirty six. Thereby creating 24 additional one -bedroom units.

X PHA Goal: Increase assisted housing choices

Objectives:

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

Progress: *Section 8 staff continues to make every effort to encourage new landlords and satisfy current ones with good customer relations. We have advertised in the newspaper to increase awareness of our presence in the community.*

We have implemented a Homeownership Program with our public housing family units. This goal of this program is to provide incentive for first time home buyers within income and credit that meet requirements. We have recently closed on two units thus providing families with the opportunity of realizing the dream of homeownership.

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

X PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to de-concentrate 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:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- X** Other: (list below)

Progress: *For the next two years we will continue to install sprinkler systems in the common areas of RI6 -1, Hall Manor, RI6 -4, Arlington Manor and RI6 -5, Knightsville Manor. When all of the common areas are completed, we will begin installing sprinkler systems in the apartments of these developments. As units become available, we will also be replacing flooring at RI6 -1, Hall Manor, RI6 -2, Budlong Manor and RI6 -3 Randall Manor and RI6 -4 Arlington Manor.*

Our “Are You OK?” program, which is a computerized telephone calling system, continues to give peace of mind to our shut-in population. The “Are You OK?” program is designed for older adults, disabled persons, shut-ins who live alone, or any of our residents who need to be checked on daily. We also continue to receive police presence through the Cranston Community Police program. Space (authorized sub-station) has been provided in one of our developments.

We have recently retrofitted all of our properties with energy efficient lighting. We have also replaced refrigerators in three of our manors with more energy efficient models.

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract support services to improve assistances recipients’ employability:
- X** Provide or attract support services to increase independence for the elderly or families with disabilities.
- Other: (list below)

Progress: The Family Self-Sufficiency (FSS) Program clients are still receiving support and encouragement through the services of our Resident Service Coordinator. The award of a ROSS grant, Resident Service Delivery Model, continues to provide the needed funding to help us extend the tenancy of a number of at-risk tenants by giving them much needed additional support services, including weekend meals. Accommodation has also been given to the disabled population by adding support hours to insure their successful attempts at independent living.

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

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

Objectives:

- X** Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
- X** 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:
- X** Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Progress: *TheCHAensuresequalconsiderationtoallapplicants, residentsandparticipantsforallhousingprogramsregardlessrace, color,religion,nationalorigin,sex,familialstatusanddisability.At everyresidentmeeting,mentionismadethattenantsmustrespectthe needsandrightsofothers.TheCHAalsocontinuestoprovide measurestoensureaccessiblehousingthroughmeanssuchasrequest ofreasonableaccommodationandalsoeffortstoretrofitunits.*

OtherPHAGoalsandObjectives:(listbelow)

**AnnualPHAPlan
PHAFiscalYear2002**

i. AnnualPlanType:

S **tandardPlan**

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

 TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

InFY2003wewillcontinuetotargetthefollowingareasoffocus:

- *Addressinganyareasofworkthatsurestheviabilityofour developmentsandperformanceofstatutoryregulations*
- *Keepingouragingpopulationinplacebycontinuingtoprovide supportprogramsthroughtheResidentServiceDeliveryModel (ROSS).*
- *Providing motivatedfamilieswiththeassistancetheyneedtobecome economicallyindependent.*

Specificactivitieswillbefinanciallysupportedthroughouroperatingbudget aswellasgrantsfromHUD.Wearecurrentlyundertakingmajorstepsto installsprinklersystemsinallofourhigh-risebuildings.Thiswillbe accomplishedintwophases,asitisaverycostlyproject.Alongwiththis project,wehaveinstalledanelevatoratoneofourtwo-storywalk-up buildingstoaccommodateouragingpopulation.

We are in the third year of providing services to our at-risk population through a ROSS Grant for a Resident Service Delivery Model. This grant continues to enable the authority to provide additional services to our At-risk population. Our efforts have been very successful in keeping our at-risk residents safe and in place. This effort will result in longer residency. (We have 20 residents between 90 and 100 years of age.)

Our Homeownership Program has provided two (2) families the tools to realize their dream of homeownership. We are continuing with the effort to make homeownership a reality for more of our scattered-site families. It is our continued belief that our Homeownership participants will motivate other families towards independence through advancement in the work place.

Our Flat Rent option, which is based on Fair Market Rents for the City of Cranston, continues to provide our working families with the chance to retain more of their income, thus giving them a better quality of life.

iii. Annual Plan Table of Contents

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<u>Attachments</u>			

Required Attachments:

- Admissions Policy for Deconcentration (ri006e01)
- FY2003 Capital Fund Program Annual Statement (ri006a01)
- Most recent board -approved operating budget (Required Attachment for PHA that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY2003 Capital Fund Program 5 Year Action Plan (ri006b01)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

Other (List below, providing each attachment name)

- FY2002 Capital Fund Program Performance and Evaluation Report (ri006d01)
- FY2001 Capital Fund Program Performance and Evaluation Report (ri006c01)

Supporting Documents Available for Review

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan 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 the PHA's involvement.	5 Year and Annual Plans
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	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X 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 X check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing grievance procedures X check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X 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
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	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
N/A	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plan or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	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	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	PHA Management Organizational Chart	Annual Plan: Operations and Management

1.StatementofHousingNeeds

A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

HousingNeedsofFamiliesintheJurisdiction byFamilyType							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income<=30%of AMI	2260	3	1	3	1	4	1
Income>30%but <=50%ofAMI	2591	4	2	2	1	3	1
Income>50%but <80%ofAMI	3115	5	3	1	1	2	1
Elderly	2229	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
Familieswith Disabilities	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
Race/Ethnicity*							
Race/Ethnicity*							
Race/Ethnicity*							
Race/Ethnicity*							

*Informationnotavailable.

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthatapply;
allmaterials mustbemadeavailableforpublicinspection.)

- ConsolidatedPlanoftheJurisdiction/s
Indicateyear: **2000-2005**
- U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy(“CHAS”) dataset
- AmericanHousingSurveydata
Indicateyear:
- Otherhousingmarketstudy
Indicateyear:
- Othersources:(listandindicateyearofinformation)

B. Housing Needsof FamiliesonthePublicHousingandSection8 Tenant-BasedAssistanceWaitingLists

HousingNeedsof FamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input type="checkbox"/> Section8tenant -basedassistance			
<input type="checkbox"/> PublicHousing			
<input checked="" type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional) Ifused,identifywhichdevelopment/sub jurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	792		104
Extremelylow income<=30%AMI	631	80%	
Verylowincome (>30%but<=50%AMI)	132	17%	
Lowincome (>50%but<80%AMI)	29	3%	
Familieswith children	321	41%	
Elderlyfamilies	173	22%	
Familieswith Disabilities	248	31%	
White	424	54%	
Black	84	11%	
AmericanIndian	13	2%	
Asian	2	0.3%	
<i>Hispanic</i>	269	34%	
Characteristicsby BedroomSize (PublicHousing Only)0BR	33	4%	
1BR	331	42%	
2BR	253	32%	
3BR	145	18%	
4BR	28	4%	
5BR	1	0.1%	
6BR	1	0.1%	

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes *The Section 8 Waiting List is closed, the Public Housing Elderly/Disabled Waiting List is open. The 5(h) Homeownership Waiting List is closed.*

If yes:

How long has it been closed (# of months)? 36

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

B. Strategy for Addressing Needs

(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:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Other

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

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed -finance housing
- Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- Other: *The CHA will apply for grants that will comply with the Consolidated Plan for the City of Cranston*

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt policies to support and encourage work
- Other: (list below)

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

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

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- 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)

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:

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

Strategy 2: Conduct activities to affirmatively further fair housing

- 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 these section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	<i>707,265</i>	
b) Public Housing Capital Fund	<i>1,000,723</i>	
c) HOPEVI Revitalization		
d) HOPEVI Demolition		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
e) Annual Contributions for Section 8 Tenant-Based Assistance	<i>1,663,881</i>	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	<i>118,485</i>	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
j) EDSS - SCPH Renewal	<i>37,500</i>	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	<i>1,787,117</i>	
Excess Utilities	<i>17,295</i>	
4. Other income (list below)		
4. Non-federal sources (list below)		
Roof Antenna Rental	<i>139,930</i>	
Investment Income	<i>199,148</i>	
Total resources	<u><i>5,671,704</i></u>	

3. PHA Policies Governing Eligibility, Selection, and Admissions

A. Public Housing

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: **Within one month.**
- Other: (describe)

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: *Credit Reports*

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: *Time and Date*

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 coming 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 a roster removed from the waiting list?

- One
- Two
- Three or More

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

c. If an 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 admissions 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
- Resident choice: (state circumstances below)
- Other: (list below)

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:

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

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.

1 Date and Time

Former Federal preferences:

- 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
- 1** 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 reprisals or hate crimes
- Other preference(s) (list below)

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)

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

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.

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)]

B. Section 8

(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)

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) at

- Criminal or drug -related activity
 Other: *Name and address of former landlord.*

(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: *If an applicant proves a hardship.*

(4) Admissions Preferences

a. Incometargeting

Yes No: Does the PHA planto exceed the federal targeting requirements by targeting more than 75% of all new admissionsto 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 date and 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 planto employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement - Government Action
- 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
- Residents who live and/or work in your 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 reprisals or hate crimes
- Other preference(s) (list below)

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

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
- Residents who live and/or work in your 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 reprisals or hate crimes
- Other preference(s) (list below)

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 preference 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

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 programs to the public?

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies

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 exclusion policies does the PHA plan to employ (select all that apply)

- 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)

- 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)

- 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. Rentre -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)

X Other:

Residents are required to report any changes in family composition and decreases in income.

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.)

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

B. Section 8 Tenant -Based Assistance

(1) Payment Standards

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
- X Above 110% of FMR (if HUD approved; describe circumstances below)
Census data indicates that the gross median rent in Cranston, Rhode Island is 15.3% above that of the FMR area.

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 burdens 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)

In accordance with the CHA Section 8 Administrative Plan, Chapter 16.K. "There are exceptions to the minimum rent requirements for hardship circumstances as follows: (1) the family has lost eligibility or is awaiting an eligibility determination for a Federal, State, or local assistance program; (2) the family would be evicted as a result of the imposition of the minimum rent requirement; (3) the income of the family has decreased because of changed circumstances, including loss of employment; (4) a death in the family has occurred".

5. Operations and Management -EXEMPT

A. PHA Management Structure

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

B. HUD Programs Under PHA Management

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

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

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures -EXEMPT

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR 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 stop 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

A. Capital Fund Activities

(1) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment *ri006a01*

-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) Optional 5 -Year Action Plan

a. Yes No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment *ri006b02* -or-

The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert there)

(3) Performance & Evaluation Plan

- a. The FY2001 Capital Fund P&E Report is provided as attachment *ri006c01*
- b. The FY2002 Capital Fund P&E Report is provided as attachment *ri006d01*

B. HOPEVI and Public Housing Development and Replacement Activities (Non - Capital Fund)

- Yes No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

- 1. Development name:
- 2. Development (project) number:
- 3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPEVI revitalization grant in the Plan year?
 - If yes, list development name/s below:

- 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.D Demolition and Disposition

- 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 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:	
5. Number of units affected: <input type="checkbox"/>	
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 - EXEMPT

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:	<input type="checkbox"/> 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
3. Application status (select one)	<input type="checkbox"/> Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
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)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant -Based Assistance

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)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD - approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPEVI Revitalization Plan (date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

B. Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessment? **NONE**
- b. How many of the PHA'S developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?
- c. How many Assessments were conducted for the PHA's covered developments?
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
.	
.	
.	
.	
.	
.	
.	
.	

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

11.HomeownershipProgramsAdministeredbythePHA -EXEMPT

A.PublicHousing

1. Yes No: DoesthePHAadministeranyhomeownershipprogramsadministered bythePHAunderanappr ovedsection5(h)homeownershipprogram (42U.S.C.1437c(h)),oranapprovedHOPE Iprogram(42U.S.C. 1437aaa)orhasthePHAappliedorplantoapplytoadministerany homeownershipprogramsundersection5(h),theHOPEIprogram,or section32oftheU. S.HousingActof1937(42U.S.C.1437z -4).(If “No”,skiptocomponent11B;if“yes”,completeoneactivity descriptionforeachapplicableprogram/plan,unlesseligibleto completeastreamlinedsubmissiondueto **smallPHA** or **high performingPHA** statu s.PHAscompletingstreamlinedsubmissions mayskiptocomponent11B.)

2.ActivityDescription

Yes No: HasthePHAprovidedallrequiredactivitydescriptioninformation forthiscomponentinthe **optional**PublicH ousingAsset ManagementTable?(If“yes”,skiptocomponent12.If“No”, completetheActivityDescriptiontablebelow.)

PublicHousingHomeownershipActivityDescription (Completeoneforeachdevelopmentaffected)	
1a.Developmentname:	
1b.Development(project)number:	
2.FederalProgramauthority:	<input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> TurnkeyIII <input type="checkbox"/> Section32oftheUSHAof1937(effective10/1/99)
3.Applicationstatus:(selectone)	<input type="checkbox"/> Approved;includedinthePHA’sHomeownershipPlan/Program <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication
4.DateHomeownershipPlan/Programapproved,submitted,orplannedforsubmission:	
5. Numberofunitsaffected:	
6.Coverageofaction:(selectone)	<input type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment

**Public Housing Homeownership Activity Description
(Complete one for each development affected)**

1a. Development name:

1b. Development (project) number:

2. Federal Program authority:

- HOPEI
- 5(h)
- Turnkey III
- Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status: (select one)

- Approved; included in the PHA's Homeownership Plan/Program
- Submitted, pending approval
- Planned application

4. Date Homeownership Plan/Program approved, submitted, or planned for submission:

5. Number of units affected:

6. Coverage of action: (select one)

- Part of the development
- 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 -EXEMPT

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 programs to 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 program 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)	Program 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)

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 step the PHA plan to take to achieve at least the minimum program size? If no, list step 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

13.PHASafetyandCrimePreventionMeasures -EXEMPT

A.Needformeasurestoensurethesafetyofpublichousingresidents

1.Describetheneedformeasurestoensurethesafetyofpublichousingresidents(selectall thatapply)

- Highincidenceofviolentand/or drug -relatedcrimeinsomeorallofthePHA's developments
- Highincidenceofviolentand/or drug -relatedcrimeintheareassurroundingor adjacenttothe PHA'sdevelopments
- Residentsfearfulfortheirsafetyand/orthesafetyoftheirchildren
- Observedlower -levelcrime,vandalismand/orgraffiti
- Peopleonwaitinglistunwillingtomoveintooneormore developmentsdueto perceivedand/oractuallevelsofviolentand/or drug -relatedcrime
- Other: .

2.WhatinformationordatadidthePHAusedtodeterminetheneedforPHAactionsto improvesafetyofresidents(selectallthat apply).

- Safetyandsecuritysurveyofresidents
- Analysisofcrimestatisticsovertimeforcrimescommitted“inandaround”public housingauthority
- Analysisofcosttrendsovertimeforrepairofvandal ismandremovalofgraffiti
- Residentreports
- PHAemployeereports
- Policereports
- Demonstrable,quantifiablesuccesswithpreviousorongoinganticrime/antidrug programs
- Other(describellow)

3.Whichdevelopmentsaremostaffected?(listbelow)

B.CrimeandDrugPreventionactivitiesthePHAhasundertakenorplansto undertakeinthenextPHAfiscalyear

1.ListthecrimepreventionactivitiesthePHAhasun dertakenorplanstoundertake: (selectallthatapply)

- Contractingwithoutsideand/orresidentorganizationsforthe provisionofcrime - and/or drug -preventionactivities
- CrimePreventionThroughEnvironmentalDesign
- Activitiestargetedtoat -riskyouth,adults,orseniors
- VolunteerResidentPatrol/BlockWatchersProgram
- Other(describellow)

2.Whichdevelopmentsaremostaffected?(listbelow)

C.CoordinationbetweenPHAandthepolice

1.DescribethecoordinationbetweenthePHAandtheappropriatepoliceprecinctsfor carryingoutcrimepreventionmeasuresandactivities:(selectallthatapply)

- Policeinvolvementindevelopment,implementation,and/orongoingevaluationof drug-eliminationplan
- Policeprovidocrimedatatohousingauthoritystaffforanalysisandaction
- Policehaveestablishedaphysicalpresenceonhousingauthorityproperty(e.g., communitypolicingoffice,officerinresidence)
- Policeregularlytestifyinandotherwisesupportevictioncases
- PoliceregularlymeetwiththePHAManagementandresidents
- AgreementbetweenPHAandlocallawenforcementagencyforprovisionofabove baselinelawenforcementservices
- Otheractivities(listbelow)

2.Whichdevelopmentsaremostaffected?(listbelow)

D.AdditionalinformationasrequiredbyPHDEP/PHDEPPlan

- Yes No: IsthePHAeligibletoparticipateinthePHDEPinthefiscalyearcovered bythisPHAPlan?
- Yes No: HasthePHAincludedthePHDEPPlanforFY2000inthisPHAPlan?
- Yes No: ThisPHDEPPlanisanAttachment.(AttachmentFilename:___)

14.RESERVEDFORPETPOLICY

CHAPetPolicyispostedintheCHAManagementOfficeatArlingtonManor, 50BirchStreet,Cranston,RhodeIsland02920. Also,seeAttachmentri006g02

15.CivilRightsCertifications

CivilrightscertificationsareincludedinthePHAPlanCertificationsofCompliancewiththe PHAPlansandRelatedRegulations.

16.FiscalAudit

- 1. Yes No: Isthe PHArequiredtohaveanauditconductedundersection 5(h)(2)oftheU.S.HousingActof1937(42US.C.1437c(h))? (Ifno,skiptocomponent17.)
- 2. Yes No: WasthemostrecentfiscalauditsubmittedtoHUD?
- 3. Yes No: Werethereanyfindingsastheresultofthataudit?
- 4. Yes No: Iftherewereanyfindings,doanyremainunresolved? Ifyes,howmanyunresolvedfindingsremain?
- 5. Yes No: HaveresponsestoanyunresolvedfindingsbeensubmittedtoHUD? Ifnot,whenaretheydue(statebelow)?

17.PHAAssetManagement –EXEMPT

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

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)

As usual, the RAB comments included positive reinforcement of the maintenance of the properties and propose improvements. The RAB is especially interested in the replacement of apartment appliances. Although this replacement has been projected for later in the 5 -year plan, the CHA has realized savings and will purchase refrigerators for 6-1, 6 -2 & 6 -3 in the current fiscal year. Another concern is the need for additional parking at Budlong Manor. RAB was assured that this expense would be researched for inclusion in the 5 -year plan. The addition of handrails in bathrooms at all manors was also discussed. RAB was assured that the 5 -year plan currently addresses this item as part of projected bathroom renovations. One RAB member expressed concerns relative to security in a parking lot. The CHA plan to increase lighting & remove foliage. Also, fire exit door alarms are being boxed in in an attempt to stop vandalism. These items are currently being addressed through the operating budget

****SEE Attachment tri006h01 for Resident Advisory Board Membership**

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 the 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

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-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

1. Consolidated Plan jurisdiction: ***The City of Cranston, 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)

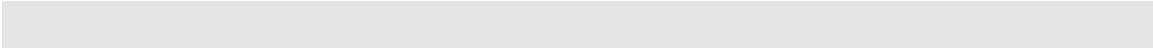
- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted 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 and are listed below:

- a. *Encouraging Home -Ownership through the 5(h) Program*
- b. *Developing affordable assisted -living through the authority's non - profit, The Cranston Housing Foundation.*

Other:(list below)

- 2. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: *Based on needs identified through the consolidated planning process, the City of Cranston will target resources for rental housing, rehabilitation programs; affordable housing initiatives and down payment assistance to low moderate -income persons.*

Attachments

1. **ri006a01 Component7 –AnnualStatement**
 2. **ri006b01 Component7 –FiveYearPlan**
 - 3.**ri006c01 Component7 –P&EReport -FY2001**
 4. **ri006d01 Component7 –P&EReport -FY2002**
 5. **ri006e01 De-concentrationPolicy**
 6. **ri006f01 PetPolicy**
 7. **ri006g01 ResidentMembershiponGoverningBoard**
 8. **ri006h01 ResidentAdvisoryBoardMembership**
- 

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Cranston Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P0065103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
Original <input checked="" type="checkbox"/> Annual Statement Reserve for Disasters/Emergencies Revised <input type="checkbox"/> Annual Statement (revision number:)					
Performance and Evaluation Report for Period Ending: Final Performance <input type="checkbox"/> Evaluation Report <input type="checkbox"/>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	12,000			
4	1410 Administration	57,500			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	52,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	739,030			
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment	5,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	67,500			
20	Amount of Annual Grant: (sum of lines 2-19)	933,030			
21	Amount of line XX Related to LBP Activities				
22	Amount of line XX Related to Section 504 compliance				
23	Amount of line XX Related to Security-Soft Costs				
24	Amount of line XX Related to Security-Hard Costs				
25	Amount of line XX Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				
Signature of Executive Director and Date:			Signature of Public Housing Director/Office of Native American Programs Administrator & Date:		

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: Cranston Housing Authority		Grant Type and Number Capital Fund Program Grant No. RI43P0065103 Replacement Housing Factor Grant No.			Federal FY of Grant 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
RI43P006001 Hall Manor	a. Apartment & common area painting	1460	100%	60,000				
	b. Remove asbestos flooring in apartments & replace with new flooring	1460	10%	25,000				
	Subtotal			85,000				
RI43P006002 Budlong Manor	a. Apartment & common area painting	1460	100%	50,000				
	b. Remove & replace common area dropped ceiling grid & tiles and necessary lighting work	1460	100%	70,000				
	c. Remove and replace apartment dropped ceiling tiles only & paint grid	1460	100%	74,030				
	d. Remove asbestos flooring in apartments & replace with new flooring	1460	10%	25,000				
	e. Remove & replace kitchen cabinets, countertops, backsplash and other related work	1460	100%	305,000				
	f. Replace kitchen stoves	1460	100%	20,000				
	Subtotal			544,030				
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: Cranston Housing Authority			Grant Type and Number Capital Fund Program Grant No. RI43P0065103 Replacement Housing Factor Grant No.			Federal FY of Grant 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
RI43P006003 Randall Manor	a. Apartment & common area painting	1460	100%	60,000				
	b. Remove asbestos flooring in apartments & replace with new flooring	1460	10%	25,000				
	Subtotal			85,000				
RI43P006004 Arlington Manor	a. Remove asbestos flooring in apartments & replace with new flooring	1460	10%	25,000				
RI43P006005 Knightsville Manor	a. None			0				
RI43P006006 Jennings Manor	a. None			0				
RI43P006007	a. None			0				
RI43P006008	a. None			0				
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name:			Grant Type and Number			Federal FY of Grant		
Cranston Housing Authority			Capital Fund Program Grant No. RI43P0065103 Replacement Housing Factor Grant No.			2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	a. Nondwelling equipment 1. Office equipment	1475		5,000				
	a. Copy machine equipment							
	b. Administration 1. Administrative salaries	1410		57,500				
	c. Fees and costs 1. A&E fees	1430		52,000				
	d. Management needs 1. Software updates 2. Staff training	1408		10,000 2,000				
e. Contingency	1502		67,500					
	Subtotal			194,000				
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				

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

PHAName: Cranston Housing Authority	Grant Type and Number Capital Fund Program No: RI43P0065103 Replacement Housing Factor No:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
RI43P006001 Hall Manor	09/30/05			09/30/07			
RI43P006002 Budlong Manor	09/30/05			09/30/07			
RI43P006003 Randall Manor	09/30/05			09/30/07			
RI43P006004 Arlington Manor	09/30/05			09/30/07			
RI43P006005 Knightsville Manor	09/30/05			09/30/07			
RI43P006006 Jennings Manor	09/30/05			09/30/07			
RI43P006007 Scattered Sites	09/30/05			09/30/07			
RI43P006008 Scattered Sites	09/30/05			09/30/07			

Signature of Executive Director & Date:	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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CapitalFundProgramFive-YearActionPlan

PartI:Summary

PHAName Cranston HousingAuthority	Optional5-YearActionPlanTables				Original5-YearPlan RevisionNo:
Development Name/Number/ HA-Wide	Year1 2003	WorkStatementforYear2 FFYGrant:2004 PHAFY:2004	WorkStatementforYear3 FFYGrant:2005 PHAFY:2005	WorkStatementforYear4 FFYGrant:2006 PHAFY:2006	WorkStatementforYear5 FFYGrant:2007 PHAFY:2007
	Annual Statement				
RI43P006001 HallManor		58,000	0	160,000	64,000
RI43P006002 BudlongManor		46,000	0	16,000	279,530
RI43P006003 RandallManor		98,530	0	375,030	43,500
RI43P006004 ArlingtonManor		242,500	345,030	35,000	238,500
RI43P006005 KnightsvilleManor		343,000	412,500	180,000	92,000
RI43P006006 JenningsManor		15,000	42,000	30,000	75,000
RI43P006007 ScatteredSites		0	0	0	0
RI43P006008 ScatteredSites		0	0	0	0
PHA-Wide		130,000	133,500	137,000	140,500
CFPFundsListedfor 5-yearplanning		933,030	933,030	933,030	933,030
ReplacementHousing FactorFunds					
SignatureofExecutiveDirector&Date:			SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministrator&Date:		

**CapitalFundProgramFive-YearActionPlan
PartII:SupportingPages--WorkActivities**

ActivitiesforYear:4 FFYGrant:2006 PHAFY:2006			ActivitiesForYear:5 FFYGrant:2007 PHAFY:2007		
Development Name/Number	MajorWork Categories	Estimated Cost	Development Name/Number	MajorWork Categories	Estimated Cost
RI43P006001	a.Removecementfaciasystem&replace	130,000	RI43P006001	a.Crackfill&sealcoatallasphaltsurfaces	12,000
HallManor	withlightweightdryvitsystem		HallManor	b.Remove&replaceexistingperimeter	10,000
	b.Installapartmentintercomsystems	30,000		fencing	
	withallrelatedwiringandequipment			c.Replace2boilerburners	18,000
	Subtotal	160,000		d.Replacestoves	24,000
				Subtotal	64,000
RI43P006002	a.Removeallremainingabandonedsteam	10,000	RI43P006002	a.Crackfill&sealcoatallasphaltsurfaces	12,000
BudlongManor	pipings&reinsulatewhereneeded		BudlongManor	b.Installfiresprinklerssysteminallcommon	267,530
	b.Prepare&stainapartmentbalconies	6,000		areasandapartmentsandallassociated	
	Subtotal	16,000		electricalandalarmwork	
				Subtotal	279,530
RI43P006003	a.Removeallremainingabandonedsteam	10,000	RI43P006003	a.Crackfill&sealcoatallasphaltsurfaces	10,000
RandallManor	pipings&reinsulatewhereneeded		RandallManor	b.Remove&replaceexistingfencing	10,000
	b.Prepare&stainapartmentbalconies	6,000		d.Replacestoves	23,500
	c.Installfiresprinklerssysteminallcommon	359,030		Subtotal	43,500
	commonareasandapartmentsandall				
	associatedelectrical,ceiling,&alarm				
	work				
	Subtotal	375,030			
RI43P006004	a.Removeallremainingabandonedsteam	10,000	RI43P006004	a.Crackfill&sealcoatallasphaltsurfaces	15,000
ArlingtonManor	pipings&reinsulatewhereneeded		ArlingtonManor	b.Repair&refinishexteriorofbuilding	100,000
	b.Removeasbestosflooringin	25,000		c.Roofreplacement	100,000
	apartmentsandreplacewithnew			d.Replacestoves	23,500
	flooring			Subtotal	238,500
	Subtotal	35,000			
RI43P006005	a.Roofreplacement	150,000	RI43P006005	a.Crackfill&sealcoatallasphaltsurfaces	15,000
KnightsvilleManor			KnightsvilleManor	b.Remove&replaceexistingfencing	20,000
				c.Replacestoves	57,000
				Subtotal	92,000
	TotalCFPEstimatedCost	736,030			717,530

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PH Name: Cranston Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00650101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision number:)					
Performance and Evaluation Report for Period Ending: 03/31/03 Final Performance and Evaluation Report					
Line No.		Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	0	24,345	0	0
3	1408 Management Improvements	12,000	9,900	8,250	8,250
4	1410 Administration	52,500	52,500	52,500	52,500
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000	36,603	36,603	28,883
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	765,316	665,644	663,534	375,045
11	1465.1 Dwelling Equipment-Nonexpendable	0	99,000	0	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	5,000	64,473	3,473	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	67,649	0		
20	Amount of Annual Grant: (sum of lines 2-19)	952,465	952,465	764,360	464,678
21	Amount of line XX Related to LBP Activities				
22	Amount of line XX Related to Section 504 Compliance				
23	Amount of line XX Related to Security-Soft Costs				
24	Amount of line XX Related to Security-Hard Costs				
25	Amount of line XX Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				
Signature of Executive Director and Date:			Signature of Public Housing Director & Date:		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHAName: Cranston Housing Authority	Grant Type and Number Capital Fund Program Grant No. RI43P00650101 Replacement Housing Factor Grant No.	Federal FY of Grant 2001
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
RI43P006001 Hall Manor	a. Remove asbestos flooring in apartments, replace with new flooring	1460	15%	40,000	20,000	20,000	20,000	Completed
	b. Remove asbestos flooring in hallways, replace with new flooring	1460	100%	55,000	28,000	28,000	28,000	"
	c. Replace refrigerators with new	1465	100%	0	33,000	0	0	Will purchase
	Subtotal			95,000	81,000	48,000	48,000	Completed
RI43P006002 Budlong Manor	a. Remove asbestos flooring in apartments, replace with new flooring	1460	15%	40,000	20,000	20,000	20,000	"
	b. Remove asbestos flooring in hallways, replace with new flooring	1460	100%	50,000	50,000	50,000	50,000	"
	c. Replace refrigerators with new	1465	100%	0	33,000	0	0	Will purchase
	Subtotal			90,000	103,000	70,000	70,000	
RI43P006003 Randall Manor	a. Remove asbestos flooring in apartments, replace with new flooring	1460	15%	40,000	20,000	20,000	28,000	Completed
	b. Remove asbestos flooring in hallways, replace with new flooring	1460	100%	50,000	50,000	50,000	50,000	"
	c. Replace refrigerators with new	1465	100%	0	33,000	0	0	Will purchase
	Subtotal			90,000	103,000	70,000	70,000	

Signature of Executive Director & Date:

Signature of Public Housing Director / Office of Native American Programs Administrator & Date:

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHAName: Cranston Housing Authority	Grant Type and Number Capital Fund Program Grant No. RI43P00650101 Replacement Housing Factor Grant No.	Federal FY of Grant 2001
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
RIP006004 Arlington Manor	a. Remove asbestos flooring in apartments, replace with new flooring	1460	15%	40,000	26,493	26,493	12,728	95% complete
	b. Install fire sprinklers system in common areas, all associated electrical and alarm work	1460	100%	400,000	200,000	200,000	61,583	25% complete
	c. Install fire sprinklers system in all apartments and all associated electrical and alarm work	1460	100%	0	200,000	197,890	61,583	"
	Subtotal			440,000	426,493	424,383	135,894	
RI43P006005 Knightsville Manor	a. None			0	0			
RI43P006006 Jennings Manor	a. Bathroom renovations	1460	100%	50,316	51,151	51,151	51,151	Complete
RI43P006007 Scattered Sites	a. None			0	0	0	0	
RI43P006008 Scattered Sites	a. None			0	0	0	0	

Signature of Executive Director & Date:

Signature of Public Housing Director / Office of Native American Programs Administrator & Date:

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHAName: Cranston Housing Authority	Grant Type and Number Capital Fund Program Grant No. RI43P00650101 Replacement Housing Factor Grant No.	Federal FY of Grant 2001
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
PHA-Wide	a. Non dwelling equipment	1475							
	1. Office equipment			5,000	3,473	3,473	0	Purchased	
	2. Replace 2 maintenance trucks with plows			0	56,000	0	0	Will purchase	
	3. Replace parking lots and er			0	5,000	0	0	Will purchase	
	b. Administration	1410							
	1. Administration salaries				52,500	52,500	52,500	52,500	"
	c. Fees and Costs	1430							
	1. A&E fees				50,000	36,603	36,603	28,883	75% complete
	d. Management needs	1408							
	1. Software updates				10,000	9,900	8,250	8,250	90% complete
	2. Staff training				2,000	0			
	e. Operations	1406							
	f. Contingency	1502							
	Total			67,649	0	0	0		
				187,149	187,821	10,826	89,633		

Signature of Executive Director & Date:

Signature of Public Housing Director / Office of Native American Programs Administrator & Date:

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

PHAName: Cranston Housing Authority	Grant Type and Number Capital Fund Program No: RI43P00650101 Replacement Housing Factor No:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
RI43P006001 Hall Manor	09/30/2003			03/31/2005			
RI43P006002 Budlong Manor	09/30/2003			03/31/2005			
RI43P006003 Randall Manor	09/30/2003			03/31/2005			
RI43P006004 Arlington Manor	09/30/2003			03/31/2005			
RI43P006005 Knightsville Manor	09/30/2003			03/31/2005			
RI43P006006 Jennings Manor	09/30/2003			03/31/2005			
RI43P006007 Scattered Sites	09/30/2003			03/31/2005			
RI43P006008 Scattered Sites	09/30/2003			03/31/2005			

Signature of Executive Director & Date:	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: Cranston Housing Authority	Grant Type and Number Capital Fund Program Grant No: RI43P0065102 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 number:)

Performance and Evaluation Report for Period Ending: 03/31/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	12,000		0	0
4	1410 Administration	55,000		55,000	13,750
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	51,000		28,268	19,723
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	756,000		0	0
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	5,000		0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	54,030		0	0
20	Amount of Annual Grant: (sum of lines 2-19)	933,030		83,268	33,473
21	Amount of line XX Related to LBP Activities				
22	Amount of line XX Related to Section 504 compliance				
23	Amount of line XX Related to Security-Soft Costs				
24	Amount of line XX Related to Security-Hard Costs				
25	Amount of line XX Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

Signature of Executive Director and Date:	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: Cranston Housing Authority			Grant Type and Number Capital Fund Program Grant No. R143P0065102 Replacement Housing Factor Grant No.			Federal FY of Grant 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
R143P006001 Hall Manor	a. Install fire sprinkler system in all apartments and common areas, all ceiling, electrical, and fire alarm related work	1460	100%	496,000		0	0	In bidding process
	b. Install new fire booster pump system and generator back-up	1460	100%	100,000		0	0	"
	c. Remove asbestos flooring in apartments and replace with new flooring		15%	40,000		0	0	"
	Subtotal			636,000		0	0	
R143P006002 Budlong Manor	a. Remove asbestos flooring in apartments and replace with new flooring	1460	15%	40,000		0	0	"
R143P006003 Randall Manor	a. Remove asbestos flooring in apartments and replace with new flooring	1460	15%	40,000		0	0	"
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				

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

PHAName: Cranston Housing Authority	Grant Type and Number Capital Fund Program Grant No. R143P0065102 Replacement Housing Factor Grant No.	Federal FY of Grant 2002
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
R143P006004 Arlington Manor	a. Remove asbestos flooring in apartments and replace with new flooring	1460	15%	40,000		0	0	In bidding process
R143P006005 Knightsville Manor	a. None			0		0	0	
R143P006006 Jennings Manor	a. None			0		0	0	
R143P006007	a. None			0		0	0	
R143P006008	a. None			0		0	0	

Signature of Executive Director & Date:	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages**

PHAName: Cranston Housing Authority	Grant Type and Number Capital Fund Program Grant No. R143P0065102 Replacement Housing Factor Grant No.	Federal FY of Grant 2002
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	a. Non dwelling equipment 1. Office equipment	1475		5,000		0	0	Will purchase
	b. Administration 1. Administrative salaries	1410		55,000		55,000	13,750	25%
	c. Fees and costs 1. A&E fees	1430		51,000		28,268	19,723	60%
	d. Management needs 1. Software updates 2. Staff training	1408		10,000 2,000		0 0	0 0	Will do Will do
	e. Contingency	1502		54,030		0	0	
		Subtotal			177,030		83,268	33,473

Signature of Executive Director & Date:	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: Cranston Housing Authority	Grant Type and Number Capital Fund Program No: RI43P0065102 Replacement Housing Factor No:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
RI43P006001 Hall Manor	09/30/04			09/30/06			
RI43P006002 Budlong Manor	09/30/04			09/30/06			
RI43P006003 Randall Manor	09/30/04			09/30/06			
RI43P006004 Arlington Manor	09/30/04			09/30/06			
RI43P006005 Knightsville Manor	09/30/04			09/30/06			
RI43P006006 Jennings Manor	09/30/04			09/30/06			
RI43P006007 Scattered Sites	09/30/04			09/30/06			
RI43P006008 Scattered Sites	09/30/04			09/30/06			

Signature of Executive Director & Date:

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

ri006e02

**CRANSTON HOUSING AUTHORITY
50 BIRCH STREET
CRANSTON, RHODE ISLAND 02920**

RESOLUTION NO. 512

DECONCENTRATION POLICY

WHEREAS, in accordance with the ***Quality Housing and Work Responsibility Act of 1998***, Section 513 Income Mixing, the Cranston Housing Authority is committed to deconcentration of poverty levels in reaching new admissions goals.

NOW, THEREFORE, BE IT RESOLVED , by the Board of Commissioners of the Cranston Housing Authority, that any necessary changes that might be made to the Public Housing Admissions and Occupancy Policy and the Section 8 Administrative Plan will be made to address deconcentration, if needed.

APPROVED: 9/8/99
Thomas D. Lonardo, Chairman

ri006f02

CRANSTON HOUSING AUTHORITY PET POLICY
ADDENDUM TO LEASE

The Pet Policy is incorporated as Article IX., item (u) of the Lease between _____ and
the Cranston Housing Authority.

Address _____ Pet Description _____

ARTICLE I. CERTIFICATION AND APPROVAL

1. Evidence of annual licensing by the City of Cranston, if applicable, will be provided to the Housing Authority prior to approval.
2. Certification that the pet has been neutered or spayed, and written evidence of such from the veterinary, shall be provided prior to approval.
3. The pet will be approved, in writing, prior to it's being brought onto the premises.
4. Evidence of annual veterinary care must be provided to the Cranston Housing Authority when requested; and where applicable, including immunizations such as Rabies and Distemper,

ARTICLE II. DAMAGE DEPOSIT

1. A pet damage deposit in the amount of \$150.00 shall be paid prior to bringing a dog, cat, or fish tank larger than five (5) gallons onto the premises. Said deposit will be used toward repair of damage caused by the pet, or cost of cleaning treatment in the event of flea, tick or other pet related infestation. The pet damage deposit is refundable after the tenant and/or pet has vacated the premises if no damage has occurred as verified by the Housing Authority.

ARTICLE III. LIMITATIONS

1. The types of animals and number allowed are restricted to the following limitations:
 - a. One (1) dog - not exceeding twenty (20) pounds in weight or twelve (12) inches in height at maturity.
 - b. One (1) cat - must be declawed

- c. Two(2)smallbirds -Canaries,Parakeets,Finches orsimilar.
- d. Aquariums -forthepurposeofkeepingfishorturtles. Aquariumswillbenolargerthantwenty(20)gallons capacity,andsealedagainstleakage.
- e. Noothertypesofanimalswillbekeptaspetswithout priorwrittenap provaloftheCranstonHousingAuthority.
- f. Onlyone(1)typeofpetperapartmentispermitted.
- g. Nobirdsofpreyorotherdangerousspeciespotentially harmfultothehealthandsafetyofothertenantswillbe perm itted.
- h. PitBulldogs,orotherdogspeciespotentiallyharmfulto thehealthandsafetyofothertenantswillnotbepermitted.

ARTICLEIV. CAREOFPETS

- 1. Thetenantunderstandsandagreesthat:
 - a. He/shewillabideby allCranston HousingAuthorityand CityofCranstonanimalregulations.
 - b. Catsanddogswillnotbeallowedtoroamfreely.They willbeleasedwhenevertheyleavetheapartment.
 - c. Petswillnotbepermittedin commonareas(Community Room,restrooms,hallways,elevators,lobby,clinics.etc.) ofthebuilding,exceptforthepurposeofpassingtoandfrom theoutside.Exception: SeeingEyeDogs.
 - d. Fecaldroppingshallbepickedupwithascooperorothersanitary item,anddisposedofwithinsealedplasticbagsinrubbishdisposal units.
 - e. PrecautionsshallbetakentopreventpetodorandtopreventPets fromdisturbingneighbors.
 - f. Noalterationsshallbemadetotheapartment,norwillstructuresbe builtonthepremises,Inordertocreateanenclosureforthepet.

- g. Cat owners shall keep a litter box inside the apartment and shall provide clean litter at all times. Litter will be disposed of in sealed bags deposited in rubbish disposal units.
- h. Feeding stray animals shall constitute having a pet without Housing Authority approval, and will be cause for eviction.
- i. If, for any reason, my pet is left unattended for 24 hours or more, the Housing Authority has the right to enter the apartment to remove the pet and transfer it to the proper authority; e.g. the Cranston Animal Control Officer, and/or the Cranston Animal Shelter. I will hold harmless the Cranston Housing Authority and its employees in such circumstances, and I will assume liability for all financial obligations relating to such.
- j. If the pet is determined to be a nuisance or a threat to the health or safety of any person, the Housing Authority may request its immediate removal from the premises.
- k. Permission to keep a pet may be revoked by the Cranston Housing Authority if the pet is neglected or abused.
- l. Violation of the pet lease, or any provision thereof, or repeated substantiated complaints about the behavior of the pet will subject the tenant to the following:
1. Disposing of the pet within thirty (30) days of notice by the Housing Authority and/or
 2. Eviction
- m. Approval of the pet and subsequent renewal of the Lease Addendum (C.H.A. Pet Policy) shall be done annually at the time of Lease Renewal,
- n. All liability for the actions of the pet is the sole responsibility of the Tenant. The Cranston Housing Authority will be held harmless for injuries sustained by any persons, or property damages caused by any pet allowed occupancy under this Lease Addendum.
- o. Existing R.I. State Laws, City of Cranston Laws, and registered veterinarian services will be adhered to in the disposal of pet remains. Burial of pet on the Cranston Housing Authority grounds is prohibited.

p. In the case of emergency, or my illness, the following person will be responsible for the care and feeding of my pet.

Name _____

Address _____

Telephone _____

Responsible Person's Signature _____

q. The Authority will be entering your apartment within sixty (60) days or at all reasonable times thereafter after you have signed this Addendum to see that the pet and apartment are being cared for. Should we find any damage to your apartment resulting from the pet, you will be responsible for the damages.

Tenant

Date

Executive Director
Cranston Housing Authority

Date

ri006g02

ResidentMembershiponGoverningBoard

ThefollowingresidentsarecurrentmembersoftheCranstonHousing
AuthorityBoardofCommissioners:

MaryRyan ArlingtonManorRI6 -4

RichardKing KnightsvilleManorRI6 -5

MaryMetro ArlingtonM anorRI6 -4

ri006h02

RESIDENT ADVISORY BOARD MEMBERS

6-1,104	Joan Thibault
6-2,313	Irene Mims
6-3,C05	Madeline Attruia
6-4,1004	Tom Parrillo
6-5,404	Robert Greaves
6-6,314	Joe Golditch
6-8	Carol Jetty 50 Maplewood Avenue Cranston, RI 02920
Section 8	Jacqueline Bruce 1710 Broad Street, Apt. 8 Cranston, RI 02905

Revised 3/03