

PHA Plans

Streamlined 5-Year/Annual Version

U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Central Falls Housing Authority **PHA Number:** RI004

PHA Fiscal Year Beginning: (mm/yyyy) 10/2005

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units:
 Number of S8 units:
 Number of public housing units:
 Number of S8 units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

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 and attachments (if any) 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)

Streamlined Five-Year PHA Plan PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. Mission

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

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

The PHA's mission is: (state mission here)

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

B. Goals

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

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

PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers:
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- 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)

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

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

Objectives:

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

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

- PHA Goal: To seek additional funding through ROSS, FSS Grants and other public and private sources to expand programs in meeting the mission of the Central Falls Housing Authority

- Objectives:
- To hire a resident service coordinator to coordinate health and social services for the elderly and disabled population
 - To expand family self sufficiency programming for employment opportunities

- PHA Goal: Provide additional security measures for increase effectiveness and lowering labor cost by installing multiple exterior and interior cameras.**

- Objectives:
- To upgrade and expand security systems authority-wide with a central monitoring station for greater effectiveness in reducing crime and unwanted activities of residents, guests, and trespassers
 - To reduce long term labor cost of multiple security guard and vandalism cost
 - To enable one security guard to watch multiple locations from one monitoring station.

- PHA Goal: Acquire of build a new administrative office building before 2009.**

- Objectives:
- to improve housing operations by providing efficient and effective space to accommodate present needs for program services and staffing, thus producing operational improvements and cost efficiencies to pha functionality and

- improving upon security and privacy concerns for employees and clients.
- To free up current office and parking spaces used by office personnel for elderly/disabled residents services
- To provide additional programming space for tenant services, including health and social services inside the high-rise.
- To provide appropriate space to conduct resident and staff training

PHA Goal: To conduct a comprehensive organization review

Objectives:

- to assess PHA current operations and find opportunities for cost savings while improving programs and services.
- Assess the pha's ability to meet opportunities and future challenges in meeting the mission the pha.
- Review, recommend and re-write all job descriptions as a result of approved recommendations.
- Assess the use of technology in operations and make recommendations.
- To review the management structure and make suggested changes.

Streamlined Annual PHA Plan

PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLL a, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan. The Central Falls Housing Authority has prepared this Annual Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and ensuing HUD requirements.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

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

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

Housing Needs of Families on the PHA’s Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	85		
Extremely low income <=30% AMI	62	74%	
Very low income (>30% but <=50% AMI)	16	9%	
Low income (>50% but <80% AMI)	6	7%	
Families with children	4	5%	
Elderly families	56	67%	
Families with Disabilities	19	23%	
Race/ethnicity-White	57	68%	
Race/ethnicity-Hispanic	27	32%	
Race/ethnicity- Black	0	0%	
Race/ethnicity-Asian or Indian	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	59	70%	
2 BR	25	30%	
3 BR			
4 BR			
5 BR			
5+ BR			

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

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- 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-up rates 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-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates 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 (list below)

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

Select all that apply

- 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: (list below)

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

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

Select all that apply

- 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 rent policies to support and encourage work
 Other: (list below)

See Admissions and Continued Occupancy Policy Section 10.0 and 10.3

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

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

Select all that apply

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

See Admissions and Occupancy Policy

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

See Admissions and Occupancy Policy

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers 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:

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

See Admissions and Occupancy Policy

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

[24 CFR Part 903.12 (b), 903.7 (c)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	641,224	
b) Public Housing Capital Fund	412,742	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,908,747	
f) Resident Opportunity and Self-Sufficiency Grants	0	
g) Community Development Block Grant	0	
h) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
RI43Poo450103	311,121	Modernization
RI43P00450203	74,497	Modernization
RI43P00450104	412,742	Modernization
3. Public Housing Dwelling Rental Income		
	990,022	Operations
4. Other income Rooftop Antenna Leases		
Excess Utilities	68,000	Operations
	14,760	Operations
Interest on General Fund	7,000	Operations
4. Non-federal sources (list below)		
State and Local(Dept. of Elderly Affairs)	0	
LHA's	17,000	Security
	30,000	Operations
Total resources	6,887,855	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(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: (within 30 days to be housed)
- When families are within a certain time of being offered a unit: (state time)
- 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 (describe)

See Admissions and Occupancy Policy

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

(2)Waiting List Organization

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

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

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

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

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ___

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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

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

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

3. Yes No: May families be on more than one list simultaneously

If yes, how many lists?

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- 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 point 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 (1)

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 the jurisdiction (2)
- 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 ensures that the PHA will meet income targeting requirements

(5) Occupancy

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

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

The Central Falls Housing Authority resident handbook

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

- At an annual reexamination and lease renewal
- Any time 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 on the following table:

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

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

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

- Criminal or drug-related activity
 Other (names of previous landlords)

(2) Waiting List Organization

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

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

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

- PHA main administrative office
 Other (list below)

(3) Search Time

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

If yes, state circumstances below:

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

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

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

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

If a family's voucher expires, the family is no longer eligible for housing assistance. They are free to re-apply to the Housing Choice Voucher program and start over again at the bottom of the waiting list. If the waiting list is closed, they must wait until the Central Falls Housing Authority is once again accepting applicants for the Section 8 program. They will be treated exactly like all other new applications for the program.

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at

or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than 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 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 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 point 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 equal preference status, how are applicants selected? (select one)

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

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

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

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

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures 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 admissions 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

[24 CFR Part 903.12(b), 903.7(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one of the following two)

- 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))
- 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% of adjusted income

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

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

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

- 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) N/A

- 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) N/A

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or

- percentage: (if selected, specify threshold) _____
 Other (list below)

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

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
 Other (list below)

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

- Success rates of assisted families
 Rent 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)

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name:
Development (project) number:
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
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e. Yes No: 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:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If "No", skip to component 7; if "yes", complete one activity description for each development on the following chart.)

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

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

(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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

(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, what is the maximum number of participants this fiscal year? ___

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:

c. What actions will the PHA undertake to implement the program this year (list)?

To develop the homeownership plan

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Fiscal Year 10/01/2005 – 09/30/2006

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

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

Goal: Expand the supply of assisted housing	
Objective	Progress
Leverage private or other public funds to create additional housing opportunities	The 4 3-BR town houses for homeownership training- HOME/conventional mortgage funds were completed and occupied in November, 2001. We have completed the purchase of property to be used as offices for our FSS program and for a rental unit. This objective

	has been accomplished.
Acquire or build units or developments	Same as above. This objective has been accomplished.

Goal: Improve the quality of assisted housing	
Objective	Progress
Concentrate on efforts to improve specific management functions: The specific management functions to be improved will be lead based paint detection and inspection	Section 8 Staff have been trained in lead based paint detection and inspection. Staff have attended PHM training and certification, attended workshop and conferences. This objective has been accomplished and ongoing.
Renovate or modernize public housing units:	Activities are outlined in the Annual Statement for FY 2002,2003, and 2004 P&E reports. This ongoing objective is being accomplished.

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

Goal: Provide an improved living environment	
Objective	Progress
Implement public housing security improvements. The Central Falls Housing Authority will be upgrading its existing security cameras and installing new security cameras.	This work is included as a part of our Capital Fund Program. This objective is being accomplished.
The Central Falls Housing Authority shall conduct a general population survey to determine housing needs and develop strategies to serve a more diverse population.	We have determined that the Housing Authority is already serving a diverse population and a general population survey is no longer required. This objective is being

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

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

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

Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2005 - 2009.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

- a. Substantial Deviation from the 5-Year Plan
- b. Significant Amendment or Modification to the Annual Plan

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

- a. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below:

Major issues included:

- Residents did not want carpeting in hallways
- Residents felt drop ceiling were not needed in hallways
- Wanted more security cameras in place on the exterior and interior
- Elevator upgrading needed in Forand Annex

- b. 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)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Sister Mary Gibson
Gladys Burns

Method of Selection:

Appointment

The term of appointment is (include the date term expires): April 2006

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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: (Appointed by Mayor)

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)

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)

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

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member: April 1, 2006

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

Mayor Charles Moreau

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (City of Central Falls)

a. 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 on its waiting list on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

(4) (Reserved)

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

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: 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 jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public	Annual Plan: Rent

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
NA	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	24,898			
3	1408 Management Improvements	10,597			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	27,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	323,247			
11	1465.1 Dwelling Equipment—Nonexpendable	20,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	7,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	412,742			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406		24,898				
HA Wide	Management Improvements	1408	Lump Sum					
	Mgt Improvements:staff training and computer software	1408		10,597				
HA Wide	Fees & Cost	1430	Lump Sum					
	A & E Fees and Reimbursable costs			27,000				
	Dwelling Structures	1460						
RI004-2	Fire Code Upgrades	1460		71,995				
RI004-4	Complete Elevator Replacemete	1460	1	251,252				
RI004-4	Subtotal Acct. 1460s			323,247				
Forand Annex RI 4-4	New Refrigerators	1465	54	20,000				
	Subtotal	1465.		20,000				
	Non Swelling Equipment	1475						

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Central Falls Housing Authority			Grant Type and Number Capital Fund Program Grant No: RI43P00450105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Computer Hardware Upgrades	14755	6	7,000				
	Grand Total			412,742				

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Central Falls Housing Authority			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY:10/1/06	Work Statement for Year 3 FFY Grant:2007 PHA FY: 10/1/07	Work Statement for Year 4 FFY Grant: 2008 PHA FY:10/1/08	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 10/1/09
	Annual Statement				
HA Wide		142,742	127,742	121,742	147,000
RI004-1 Wilfrid Manor		90,000	75,000	70,000	130,000
RI004-2 Forand Manor		130,000	45,000	90,000	95,000
RI004-4 Forand Annex		50,000	165,000	131,000	40,742
CFP Funds Listed for 5-year planning		412,742	412,742	412,742	412,742
Replacement Housing Factor Funds					

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :_2____ FFY Grant: 2006 PHA FY:10/1/06			Activities for Year: _3____ FFY Grant: 2007 PHA FY: 10/1/07		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA Wide	Mgt. Impvmts (1408). Computer software and staff training	35,000	HA Wide	<i>Mgt. Impvmts (1408). Computer software and staff training</i>	20,000
Annual	HA Wide	Admint (1410)	30,000	HA Wide	<i>Admint (1410)</i>	31,500
Statement	HA Wide	Fees & Cost (1430) A & E	27,000	HA Wide	Fees & Cost (1430) A & E	27,000
	Wilfrid Manor 4-1	Dwelling Structures. (1460) New Security Systems	90,000	Wilfrid Manor 4-1	Site Improvements (1450) Parking lot/fencing	30,000
	Forand Manor 4-2	New Security System	130,000		Dwelling Structures (1460)	
	Forand Annex 4-4	New Security System	50,000	Wilfrid Manor 4-1	Replace Emergency Generator	45,000
		Non-Dwelling Eqpmt 1475		Forand Manor 4-2	Replace Emergency Generator	45,000
	HA Wide	Computer Hardware Maintenance Eqpmt	12,000 3,742	Forand Annex 4-4	Kitchen Renovations	165,000
					Non Dwelling Equip 1475	
				HA Wide	Computer Hardware	7,000
					Maintenance Equip	7,242
	HA Wide	Operations (1406)	35,000	HA Wide	1406 Operations	35,000
	Total CFP Estimated Cost		\$412,742			\$412.742

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year :_4_ FFY Grant: 2008 PHA FY: 10/1/08			Activities for Year: _5_ FFY Grant: 2009 PHA FY: 10/1/09		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA Wide	1406 Operations	35,000	HA Wide	1406 Operation	35,000
HA Wide	1408 Management Imprmts Staff Training	10,000		1408 Management Imprmts Staff Training	10,000
	1410 Administration	33,000		1410 Administration	35,000
	1430 A&E	27,270		1430 A&E	27,000
	1460 Dwelling Structures	0		1460 Dwelling Structures	
Wilfrid 4-1	Upgrade Comm Kitchen	40,000	Wilfrid Manor 4-1	Emergency Pull Cords	15,000
"	Security Upgrades	10,000	"	Painting Common Areas	65,000
"	Replace circulating pump	20,000	Forand Manor 4-2	Emergency Pull Cords	20,000
Forand Manor 4-2	Upgrade Comm Kitchen	35,000	"	Painting Common Areas	75,000
"	Security Upgrades	10,000	Forand Manor Annex 4-4	Emergency Pull Cords	8,000
"	Replace balcony doors	45,000	"	Painting Common Areas	32,742
Forand Annex 4-4	Security Upgrades	5,000	"	1465 Dwelling Eqpmt.	
"	Replace Generator	50,000	Wilfrid Manor 4-1	Refrigerators	50,000
"	Replace Boilers	76,000			
HA Wide	1475 Non-Dwelling Equipmt Computer Hardware	11,472	HA Wide	1475 Non-Dwelling Equipmt Computer Hardware	5,000
	Maint. Equipment	5,000		Maint.Equipmt. Truck	35,000
Total CFP Estimated Cost		\$412,742			\$412,742

Attachment A

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/05 <input type="checkbox"/> 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	10,597	0	0	0
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	27,000	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	353,145	0	0	0
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	22,000	0	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	1501 Collaterization or Debt Service				

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

PHA Name: Central Falls Housing Authority	Grant Type and Number Capital Fund Program Grant No: RI43P00450104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 03/31/05 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	412,742	0	0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	<u>Management Improvements</u>	1408	Lump Sum					
	Mgt Improvements: computer software; staff training	1408		10,597	10,597	0	0	Planning
	Subtotal Acct 1408			10,597	10,597	0	0	
HA Wide	<u>Fees and Costs</u>	1430	Lump Sum					
	A & E Fees; reimbursable costs	1430		27,000	27,000	0	0	Planning
	Subtotal Acct 1430			27,000	27,000	0	0	
	<u>Dwelling Structures</u>	1460						
RI004-1 Wilfrid Manor	New roof	1460	Lump Sum	106,972	0	0	0	Deleted
RI004-1 Wilfrid Manor	Emergency electrical outlets in hallways	1460	Lump Sum	3,699	0	0	0	Deleted
RI004-1 Wilfrid Manor	Replace emergency generator	1460	Lump Sum	106,785	0	0	0	Deleted
	Subtotal RI004-1			217,926	0	0	0	

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

PHA Name: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
RI004-2 Forand Manor	Emergency electrical outlets in hallways	1460	Lump Sum	5,982	0	0	0	Deleted
RI004-2 Forand Manor	Replace emergency generator	1460	Lump Sum	100,395	0	0	0	Deleted
RI004-2 Forand Manor	Install security cameras	1460	Lump Sum	19,855	0	0	0	Deleted
RI004-2 Forand Manor	Fire Code Upgrades	1460		0	243,000	0	0	Planning
	Subtotal RI004-2			126,232	243,000	0	0	
RI004-4 Forand Annex	Install security cameras	1460		9,457	0	0	0	Deleted
RI004-4 Forand Annex	Fire Code Upgrades	1460		0	110,145	0	0	Planning
	Subtotal RI004-4			9,457	110,145	0	0	
	Subtotal Acct 1460			353,145	353,145	0	0	

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

PHA Name: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Non Dwelling Equipment</u>	1475						
HA Wide	Replacement of maintenance equipment	1475		15,000	15,000	0	0	Planning
HA Wide	Computer hardware upgrades	1475		7,000	7,000	0	0	Planning
	Subtotal Acct 1475			22,000	22,000	0	0	
	Grand Total			412,742	412,742	0	0	

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

PHA Name: Central Falls Housing Authority		Grant Type and Number Capital Fund Program No: RI43P00450104 Replacement Housing Factor No:					Federal FY of Grant: 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	09/14/06			09/13/08			
RI004-1 Wilfrid Manor	09/14/06			09/13/08			
RI004-2 Forand Manor	09/14/06			09/13/08			
RI004-4 Forand Manor Annex	09/14/06			09/13/08			

Attachment B

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

PHA Name: Central Falls Housing Authority	Grant Type and Number Capital Fund Program Grant No: RI43P00450103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 03/31/05 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	6,324	6,324	0	0
4	1410 Administration	35,270	35,270	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	27,000	27,000	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	0	34,391	0	0
10	1460 Dwelling Structures	230,141	249,730	0	0
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	53,980	0	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	1501 Collaterization or Debt Service				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Central Falls Housing Authority	Grant Type and Number Capital Fund Program Grant No: RI43P00450103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 03/31/05
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	352,715	352,715	0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	<u>Management Improvements</u>	1408	Lump Sum					Planning
	Mgt Improvements: computer software; staff training	1408		6,324	6,324	0	0	
	Subtotal Acct 1408			6,324	6,324	0	0	
HA Wide	<u>Administration</u>	1410	Lump Sum					Planning
	CFP Coordinator – 100%	1410		25,579	25,579	0	0	
	Finance Manager – 10%	1410		4,398	4,398	0	0	
	Executive Director – 7%	1410		5,293	5,293	0	0	
	Subtotal Acct 1410			35,270	35,270	0	0	
HA Wide	<u>Fees and Costs</u>	1430	Lump Sum					Planning
	A & E Fees; reimbursable costs	1430		27,000	27,000	0	0	
	Subtotal Acct 1430			27,000	27,000	0	0	
	<u>Dwelling Structures</u>	1460						Planning

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

PHA Name: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
RI004-1 Wilfrid Manor	Replace roof	1460		0	249,730	0	0	Planning
RI004-2 Forand Manor	Drop ceilings in hallways	1460	9 floors	122,392	0	0	0	
RI004-2 Forand Manor	Replace flooring in elevator lobby	1460	Lump Sum	14,859	0	0	0	
RI004-2 Forand Manor	Paint hallway walls	1460	Lump Sum	36,250	0	0	0	
RI004-2 Forand Manor	Ceramic tile in elevator lobby	1460	Lump Sum	29,118	0	0	0	
	Total RI004-2			202,619	249,730	0	0	
RI004-4 Forand Manor Annex	Paint hallway walls	1460	Lump Sum	27,422	0	0	0	
	Total RI004-4			27,422	0	0	0	
	Subtotal Acct 1460			230,141	249,730	0	0	

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

PHA Name: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Site Improvements	1450						
RI004-1 Wilfrid Manor	New Parking Lot and exiting lot improvements	1450		0	34,391	0		Planning
	Subtotal Acct 1450			0	34,391	0		
	Non Dwelling Equipment	1475						Deleted
RI004-1 Wilfrid Manor	Install outdoor lighting and security cameras on maintenance and high rise building (1450)	1475	Lump Sum	31,980	0	0	0	
	Total RI004-1			31,980	0	0	0	
HA Wide	Replace maintenance equipment: tractor, lawn mowers, leaf vacuum, floor buffers,	1475	Lump Sum	15,000	0	0	0	
HA Wide	Computer Hardware upgrades	1475		7,000	0	0	0	
	Total HA Wide			22,000	0	0	0	
	Subtotal Acct 1475			53,980	0	0	0	
	Grand Total			352,715	352,715	0	0	

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

PHA Name: Central Falls Housing Authority		Grant Type and Number Capital Fund Program No: RI43P00450103 Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA Wide	09/16/05			09/16/07				
RI004-1 Wilfrid Manor	09/16/05			09/16/07				
RI004-2 Forand Manor	09/16/05			09/16/07				
RI004-4 Forand Manor Annex	09/16/05			09/16/07				

Attachment C

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

PHA Name: Central Falls Housing Authority	Grant Type and Number Capital Fund Program Grant No: RI43P00450203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/05 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				
4	1410 Administration	6,800	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	6,000	6,000	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	61,697	68,497	0	0
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Central Falls Housing Authority	Grant Type and Number Capital Fund Program Grant No: RI43P00450203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/05 Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	74,497	74,497	0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	<u>Administration</u>	1410						
	CFP Program Administration	1410		6,800	0	0	0	
	Subtotal Acct 1410			6,800	0	0	0	
HA Wide	<u>Fees and Costs</u>	1430	Lump Sum					Planning
	A & E Fees; reimbursable costs	1430		6,000	6,000	0	0	
	Subtotal Acct 1430			6,000	6,000	0	0	
	<u>Dwelling Structures</u>	1460						
RI004-1 Wilfrid Manor	New vestibule entrance	1460	Lump Sum	29,697	0	0	0	
	Subtotal RI004-1			29,697	0	0	0	
RI004-2 Forand Manor	Wash and Paint Building Forand and Forand Annex RI004-4	1460		0	68,497			Planning

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

PHA Name: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
				0	68,497			
RI004-4 Forand Annex	New vestibule doors	1460	Lump Sum	32,000	0	0	0	
	Subtotal RI004-4			32,000	0	0	0	
	Subtotal Acct 1460			61,697	68,497	0	0	
	Grand Total			74,497	74,497	0	0	

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

PHA Name: Central Falls Housing Authority		Grant Type and Number Capital Fund Program No: RI43P00450203 Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA Wide	02/12/06			02/12/08				
RI004-1 Wilfrid Manor	02/12/06			02/12/08				
RI004-2 Forand Manor	02/12/06			02/12/08				
RI004-4 Forand Manor Annex	02/12/06			02/12/08				

Attachment D

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 03/31/05 <input type="checkbox"/> 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	6,324		6,324	4,300
4	1410 Administration	45,000		45,000	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	27,000		27,000	21,381
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	367,615		367,615	11,495
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	22,000		22,000	449
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Central Falls Housing Authority	Grant Type and Number Capital Fund Program Grant No: RI43P00450102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 2)

Performance and Evaluation Report for Period Ending 03/31/05
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	467,939		467,939	37,625
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revision	Funds Obligated	Funds Expended	
HA Wide	<u>Management Improvements</u>	1408	Lump Sum					
	Management Improvements: training and education; computer software	1408		6,324	6,324	6,324	4,300	In Progress
	Subtotal Acct 1408			6,324	6,324	6,324	4,300	
HA Wide	<u>Administration</u>	1410	Lump Sum					
	Proration of salaries & benefits for administration of CFP Program	1410		45,000	45,000	45,000	0	In Progress
	Subtotal Acct 1410			45,000	45,000	45,000	0	
HA Wide	<u>Fees and Costs</u>	1430	Lump Sum					
	A & E Fees; reimbursable costs	1430		27,000	27,000	27,000	21,381	In Progress
	Subtotal Acct 1430			27,000	27,000	27,000	21,381	
	<u>Dwelling Structures</u>	1460						Planning

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

PHA Name: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revision	Funds Obligated	Funds Expended	
RI004-1 Wilfrid Manor	Drop ceilings in halls	1460	7 floors	119,855	0	0	0	
	Replace flooring in elevator lobbies	1460	7 floors	24,872	0	0	0	
	Install rugs in common hallways	1460	7 floors	35,152	0	0	0	
	Paint walls in hallways	1460	8 floors	28,244	0	0	0	
	Total RI004-1			208,123	0			
RI004-2 Forand Manor	Vestibule slider	1460	1 (Front)	19,875	10,120	10,120	10,120	
	Replace Rear slider	1460	1 (rear)	9,630	0	0	0	
	Replace roof	1460		0	214,880	214,880	1,375	
	Paint Hallways	1460		0	18,615	18,615	0	
	Total RI004-2			29,505	243,615	243,615	11,495	
RI004-4 Forand Manor Annex	Modernize kitchens and GFIs	1460	54 units	110,112	0	0	0	
	Replace Vestibule slider	1460	1	19,875	0	0	0	
	Replace roof	1460		0	112,000	112,000	0	
	New Entrance Door	1460		0	12,000	12,000	0	

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

PHA Name: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revision	Funds Obligated	Funds Expended	
	Total RI004-4			129,987	124,000	124,000	0	
	Subtotal Acct 1460			367,615	367,615	367,615	11,495	
	<u>Non Dwelling Equipment</u>	1475	Lump Sum					
HA Wide	Nondwelling equipment: maintenance equipment: Vacuums, tractor	1475		15,000	15,000	15,000	449	In Progress
HA Wide	Computer hardware upgrades	1475		0	7,000	7,000	0	Planning
	Subtotal Acct 1475			15,000	22,000	22,000	449	
	Grand Total			467,939	467,939	467,939	37,625	

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

PHA Name: Central Falls Housing Authority	Grant Type and Number Capital Fund Program No: RI43P00450102 Replacement Housing Factor No:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	09/30/04			09/29/06			
RI004-1 Wilfrid Manor	09/30/04			09/29/06			
RI004-2 Forand Manor	09/30/04			09/29/06			
RI004-4 Forand Annex	09/30/04			09/29/06			

Attachment E

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/05 <input type="checkbox"/> 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	24,000	22,198.27	22,198.27	22,198.27
4	1410 Administration	45,000	21,290.11	21,290.11	21,290.11
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	27,000	15,850.00	15,850.00	15,850.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	273,721.00	293,122.32	293,122.32	293,122.32
11	1465.1 Dwelling Equipment— Nonexpendable	93,894.00	93,894.00	93,894.00	93,894.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	15,000	32,260.30	32,260.30	32,260.30
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Central Falls Housing Authority	Grant Type and Number Capital Fund Program Grant No: RI43P00450101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 4)
 Performance and Evaluation Report for Period Ending: 03/31/05
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	478,615	478,615.00	478,615.00	478,615.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide RI004-1,2,4	<u>Management Improvements</u>	1408	Lump Sum					Complete
	Tech Support/Resident Training	1408		5,000	6,784.00	6,784.00	6,784.00	
	Internet Services for Residents	1408		2,000	2,319.00	2,319.00	2,319.00	
	Resident programs/initiatives	1408		12,000	13,095.27	13,095.27	13,095.27	
	Staff training	1408		5,000	0	0	0	
	Subtotal Acct 1408			24,000	22,198.27	22,198.27	22,198.27	
HA Wide RI004-1,2,4	<u>Administration</u>	1410	Lump Sum					Complete
	CFP Program Coordinator 100%	1410		45,000	21,290.11	21,290.11	21,290.11	
	Subtotal Acct 1410			45,000	21,290.11	21,290.11	21,290.11	
HA Wide RI004-1,2,4	<u>Fees and Costs</u>		Lump Sum					Complete
	A & E Fees	1430		27,000	15,850.00	15,850.00	15,850.00	

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

PHA Name: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Subtotal Acct 1430			27,000	15,850.00	15,850.00	15,850.00	
HA Wide RI004-1,2,4	<u>Nondwelling equipment</u>	1475	Lump Sum					Complete
	Landscape Equipment	1475		15,000	32,260.30	32,260.30	32,260.30	
	Subtotal Acct 1475			15,000	32,260.30	32,260.30	32,260.30	
	<u>Dwelling Structures</u>	1460						In Progress
RI004-1 Wilfrid Manor	Replace Refrigerators	1460	130	0	00			See 1465
	Vestibule Slider		1	27,041.00	56,119.32	56,119.32	56,119.32	100%
	Public Address System		2	22,880.00	22,880.00	22,880.00	22,880.00	100%
	Replace plumbing access doors		60	20,129.00	20,129.00	20,129.00	20,129.00	100%
	Replace closet doors/bifolds		Lump Sum	97,822.00	91,727.00	91,727.00	91,727.00	100%
	Total RI004-1			167,872	190,855.32	190,855.32	190,855.32	
RI004-2 Forand Manor	Replace Refrigerators	1460	160	0	0			See 1465
	Paint and wash building		Lump Sum	0	0			Deleted
	Total RI004-2			0	0	0	0	0

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

PHA Name: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
RI004-4 Forand Manor Annex	Replace apt & office windows Paint and wash building	1460	110 Lump Sum	105,849 0	102,267.00 0	102,267.00	102,267.00	Complete Deleted
	Total RI004-4			105,849	102,267.00	102,267.00	102,267.00	
	Subtotal Acct 1460			273,721	293,122.32	293,122.32	293,122.32	
	Dwelling Equipment	1465.1						100%
RI004-1 Wilfrid Manor	Replace Refrigerators	1465.1	130	44,250	44,250.00	44,250.00	44,250.00	
RI004-2 Firand Manor	Replace refrigerators	1465.1	160	49,644	49,644.00	49,644.00	49,644.00	
	Subtotal Acct 1465.1			93,894	93,894.00	93,894.00	93,894.00	
	Grand Total			478,615	478,615.00	478,615.00	478,615.00	

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

PHA Name: Central Falls Housing Authority		Grant Type and Number Capital Fund Program No: RI43P00450101 Replacement Housing Factor No:					Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA Wide	6/30/03	9/30/03	03/31/03	9/30/04	9/30/05	3/31/05	Obligated target dates are revised to be in	
Mgt Improvements	6/30/03	9/30/03	03/31/03	9/30/04	9/30/05	3/31/05	Compliance with HUD Notice PIH 2001-26	
Administration	6/30/03	9/30/03	9/30/03	9/30/04	9/30/05	3/31/05	Required benchmarks	
Fees and Costs	6/30/03	9/30/03	9/30/03	9/30/04	9/30/05	3/31/05		
Nondwelling Equip	6/30/03	9/30/03	9/30/03	9/30/04	9/30/05	3/31/05		
RI004-1 Wilfrid Manor	6/30/03	9/30/03	9/30/03	9/30/04	9/30/05	3/31/05		
RI004-2 Forand Manor	6/30/03	9/30/03	9/30/03	9/30/04	9/30/05	3/31/05		
RI004-4 Forand Manor Annex	6/30/03	9/30/03	9/30/03	9/30/04	9/30/05	3/31/05		

Attachment I

Central Falls Housing Authority

Annual Plan

Fiscal Year 10/01/2005 – 09/30/2006

Required Attachment: Resident Member on the PHA Governing Board

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

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

Sister Mary Gibson
Gladys Burns

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

- Elected
 Appointed

C. The term of appointment is a five year term expiring in April 2006

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

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
 the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
 Other (explain):

B. Date of next term expiration of a governing board member: **April, 2006**

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

Mayor Charles Moreau

Attachment J

Central Falls Housing Authority

Annual Plan

Fiscal Year 10/01/2005 – 09/30/2006

Required Attachment: Membership of the Resident Advisory Board or Boards

- i. List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)**

The Resident Advisory Board is composed of the following residents of Forand and Wilfrid Manors:

Forand Manor Tenant's

Lucille Karaniuk	Apt. # 515
Claire Vilandre	Apt. # A71
Dan Kelley	Apt. # A66

Wilfrid Manor Tenant's

Mary Ross	Apt. # 201
Millie Jacobs	Apt. # 715
Stella Sweet	Apt. # 303
Gail Mayet	Apt. # 409

Resident volunteers were solicited to serve on the RAB Board

Attachment H

Central Falls Housing Authority

Annual Plan

Fiscal Year 10/01/2005– 09/30/2006

The Central Falls Housing Authority is not subject to the deconcentration requirements according to 24 CFR 903. Nevertheless, the Central Falls Housing Authority will affirmatively market its housing to all eligible income groups.

Attachment L

Central Falls Housing Authority

Annual Plan

Fiscal Year 10/01/2005 – 09/30/2006

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

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

Goal: Expand the supply of assisted housing	
Objective	Progress
Leverage private or other public funds to create additional housing opportunities	The 4 3-BR town houses for homeownership training- HOME/conventional mortgage funds were completed and occupied in November, 2001. We have completed the purchase of property to be used as offices for our FSS program and for a rental unit. This objective has been accomplished.
Acquire or build units or developments	Same as above. This objective has been accomplished.

Goal: Improve the quality of assisted housing	
Objective	Progress
Concentrate on efforts to improve specific management functions: The specific management functions to be improved will be lead based paint detection and inspection	Section 8 Staff have been trained in lead based paint detection and inspection. Staff have attended PHM training and certification. Staff training and attendance at workshops and conferences is ongoing in all aspects of our operation. This objective has been accomplished.
Renovate or modernize public housing units:	Current activities are included in the CFP P & E Reports; and proposed activities are outlined

	in the Annual Statement for FY 2004 and the 5 Year Action Plan. This ongoing objective is being accomplished.

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

Goal: Provide an improved living environment	
Objective	Progress
Implement public housing security improvements. The Central Falls Housing Authority will be upgrading its existing security cameras and installing new security cameras.	This work is included as a part of our Capital Fund Program. This objective is being accomplished.
The Central Falls Housing Authority shall conduct a general population survey to determine housing needs and develop strategies to serve a more diverse population.	We have determined that the Housing Authority is already serving a diverse population and a general population survey is no longer required. This objective is being deleted from our 5 Year Plan.
The Central Falls Housing Authority will contract for health care services within its elderly developments.	This objective has been accomplished. A Health Care Clinic opened July 1, 2001. The clinic has since closed due to lack of interest from residents. We now have a doctor who visits the developments once a month.

Goal: Promote self-sufficiency and asset development of assisted households	
Objective	Progress
Increase the number and percentage of employed persons in assisted families:	This goal is being accomplished. Utilizing a United Way Making It Work Grant, we have nearly 100 participants receiving job training

The Central Falls Housing Authority will increase the percentage by 25% within 5 years.	and employment. That grant has ended and we now plan to apply for the grant again.
Provide or attract supportive services to improve assistance recipients' employability: The Central Falls Housing Authority will partner with other social service agencies serving Central Falls. The Central Falls Housing Authority will expand its summer youth employment program to a year round program within 5 years.	Ongoing. We are partnering with United Way, Channel One, Progresso Latino, Central Falls School System, Community College of RI and private partners to provide job training and educational opportunities. This program has been implemented. We received a grant from the RI Foundation and Fleet Financial to provide funding for this activity.
The Central Falls Housing Authority will develop an after school program for FSS children ages 8-14 within 3 years.	Currently have a one day a week program for children called Reading Buddies.
The Central Falls Housing Authority plans to develop a public relations and marketing program by partnering with public and private agencies within the community and establish a speaker's bureau from existing staff.	Not yet implemented. This is currently in the planning stage.

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

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

Attachment O

Central Falls Housing Authority

Annual Plan

Fiscal Year 10/01/2005– 09/30/2006

Pet Ownership and Responsibility Addendum To The Lease

I hereby agree to the terms and conditions expressly stated below as they pertain to the D.F.H.A. Lease Agreement for pets on the premises.

Residents living in housing which has been designed for occupancy by elderly, handicapped or disabled families may keep a pet on the premises.

Residents are permitted to own one common household pet in accordance with the following rules for keeping pets:

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

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

One cat per apartment at any one time.

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

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

2. An applicable security deposit must be paid prior to the allowance of the pet on the premises. A security deposit of \$200 shall be required of all residents wishing to have a pet residing on the premises. The security deposit is to cover potential damage by the pet and will be returned in part or in full depending on the cost of damages incurred as a direct result of pet, as assessed by management at the time the resident vacates the premises.
3. Resident shall be required to show proof that his or her pet has been properly vaccinated for rabies, and that all local licensing requirements have been met. No pet shall be

allowed on the premises if it has not been properly vaccinated. Resident must have his or her pet checked by a recognized veterinarian at least once a year to insure proper vaccination. Resident must bring license and proof of vaccination to the management office to be duly filed.

4. The resident will be solely responsible for maintenance of pet in a healthy environment and shall insure that pet receives proper standard care and humane treatment. The pet shall be licensed and wear a collar which displays an identification tag. Pets shall be neutered or spayed prior to being allowed on the property.
5. All pets must be boarded in the unit and will not be allowed outdoors unless it is accompanied by a resident or adult member of the household. The pet, when outdoors, shall be on a leash no longer than five feet long, or carried in a closed, ventilated container. If pet is a bird, it shall be caged at all times both in the dwelling unit and outside.
6. A litter box will be utilized for cats. The litter box shall be changed twice weekly and disposed of in the area designated by the Authority. Litter must be separated daily. No animal waste may be disposed of within the unit.
7. Pets will only be walked in designated pet areas of community property. Residents shall insure that the pet does not wander into neighboring yards or common areas. Residents shall be solely responsible for insuring that any debris or damage caused by the pet is properly disposed of in areas designated by management for disposing of pet waste.
8. No pet shall be left unattended in the unit for a period of time in excess of sixteen (16) hours. If a pet is left unattended in excess of sixteen hours in the unit, then management reserves the right to enter the unit and remove the pet, and transfer it to the proper authorities at the expense of the resident or resident sponsor. Management is held harmless in such circumstances.
9. Pet owners are responsible for any disturbance on a consistent basis as a result of constant barking, whining, and scratching on the part of their pet.
10. Pet of family members and guests will not be allowed on the premises without prior written approval of management.
11. The resident indemnifies management for all claims regarding and loss or personal injury caused by the resident's pet to any other resident, guest or employee in the building(s) or on the premises.

12. Any violation of the provisions contained herein will be construed as a health and safety violation and therefore be considered a breach of the Lease Agreement and subject to pet rule violation procedures.
13. If the resident becomes incapable of caring for the pet as outlined above, because of illness, incapacitation or death, management reserves the right to remove the pet from the premises.
14. Each resident requesting permission to bring a pet onto the premises must furnish two (2) sponsors to management. The sponsors will be responsible for removal of the pet in case of emergency, illness or death of the resident. The sponsor shall be responsible for any expenses. Inability to furnish two sponsors shall result in the ineligibility of the resident to have a pet on the premises. See page 4.
15. Management shall enter each unit where a pet is kept within sixty (60) days after the signature of the Lease Addendum to determine that the pet and unit are being properly cared for.

PET RULE VIOLATION PROCEDURES

NOTICE OF PET RULE VIOLATION

1. If the Authority determines on the basis of objective facts supported by written statements that a pet owner has violated a rule governing the owning or keeping of pets, the Authority may serve a written notice of pet rule violation on the pet owner. The notice must include:
 - a) Contain a brief statement of the factual basis for the determination and the pet rule or rules alleged to be violated;
 - b) State that the pet owner has ten (10) days from the effective date of service of the notice to correct the violation or to make a written request for a meeting to discuss the violation;
 - c) State that the pet owner is entitled to be accompanied by another person of his/her choice at the meeting.
 - d) State that the pet owner's failure to correct the violation, to request a meeting, or to appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.

PET RULE VIOLATION MEETING

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

NOTICE FOR PET REMOVAL

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

Type of animal

Name of Sponsor

Address

Telephone

Name of Sponsor

Address

Telephone

Resident Signature

Date

Official Signature

Date

Title

Attachment N

Central Falls Housing Authority

Annual Plan

Fiscal Year 10/01/2005– 09/30/2006

Component 3, (6) Deconcentration and Income Mixing

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

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

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

If yes, list these developments as follows:

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

Attachment M

Central Falls Housing Authority

Annual Plan

Fiscal Year 10/01/2005 – 09/30/2006

**Implementation of Public Housing Resident
Community Service Requirements**

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

1. Development of Written Description of Community Service Requirement:

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

2. Scheduled Changes in Leases:

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

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

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

4. Cooperative Agreements with TANF Agencies:

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

5. Programmatic Aspects:

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

An economic self sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

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

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

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Central Falls Housing Authority

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Fiscal Year 10/01/2005 – 09/30/2006

Files Electronically Submitted to HUD

HUD PHA Streamlined Plan Template form HUD-50075-SF

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Appendix

- Attachment A: Capital Fund Program FY 2004 P & E Report (50104)
- Attachment B: Capital Fund Program FY 2003 P & E Report (50103)
- Attachment C: Capital Fund Program FY 2003 P & E Report (50203)
- Attachment D: Capital Fund Program FY 2002 P & E Report (50102)
- Attachment E: Capital Fund Program FY 2001 P & E Report (50101)

- Attachment F: Certifications: form HUD 50070, 50071 & 5006
- Attachment G: Standard Form –LLL Disclosure of Lobbying Activities
- Attachment H: Deconcentration Policy
- Attachment I: Resident on the PHA Governing Board
- Attachment J: Resident Advisory Board
- Attachment K: Definition of Substantial Deviation and Significant Amendment or Modification
- Attachment L: Statement of Progress in meeting Mission Statement, Goals and Objectives
- Attachment M: Implementation of Community Service Requirements
- Attachment N: Deconcentration and Income Mixing
- Attachment O: Pet Policy

Supporting Documents to Agency Plan (not submitted to HUD)

Other Documents

- Tab 1: Admissions and Continued Occupancy**
- Tab 2: Section 8 Administrative Plan**
- Tab 3: Public Notice**
-
- Tab 4: Deconcentration and Income Mixing Documentation**