

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

PHA Plans

5 Year Plan for Fiscal Years 2007 - 2011

Annual Plan for Fiscal Year 2007

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Central Falls Housing Authority **PHA Number:** RI 004

PHA Fiscal Year Beginning: 10/2007

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
 Number of public housing units: 327 Number of S8 units: Number of public housing units:
 Number of S8 units: 553

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2007 - 2011
[24 CFR Part 903.5]

A. Mission

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

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

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

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. 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)

- Develop a Marketing Strategy that may require the development of an Allocation Plan to improve the continuity and occupancy levels of elderly/handicap developments.

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 de-concentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups
(elderly, persons with disabilities)
- 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: **(PHA Goal achieved)**

- 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 personnel to watch multiple locations from one monitoring station.

PHA Goal: Acquire or 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 the PHA's current operations and find opportunities for cost savings while improving programs and services.
- To 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.

Annual PHA Plan
PHA Fiscal Year 2007
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
- Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the 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.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

Annual Plan	Page #
i. Executive Summary	1
ii. Table of Contents	2
1. Housing Needs	5
2. Financial Resources	12
3. Policies on Eligibility, Selection and Admissions	13
4. Rent Determination Policies	23
5. Operations and Management Policies	26
6. Grievance Procedures	28
7. Capital Improvement Needs	28
8. Demolition and Disposition	30
9. Designation of Housing	31
10. Conversions of Public Housing	32
11. Homeownership	33
12. Community Service Programs	35
13. Crime and Safety	37
14. Pets (Inactive for January 1 PHAs)	39
15. Civil Rights Certifications (included with PHA Plan Certifications)	39
16. Audit	40
17. Asset Management	40
18. Other Information	40

Attachments

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

Required Attachments: (Listed on Page 46)

- Admissions Policy for De-Concentration
- FY 2007 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHA’s that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members
- List of Resident Board Member
- Community Service Description of Implementation
- Information on Pet Policy
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart
- FY 2007 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local 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	Consolidated Plan for the jurisdiction/s in which the PHA is	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing De-concentration and Income Mixing Documentation: 1. PHA board certifications of compliance with de-concentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required de-concentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input 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 <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 HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	25.9%	5	5	5	5	N/A	N/A
Income >30% but <=50% of AMI	29%	5	5	5	5	N/A	N/A
Income >50% but <80% of AMI	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	15%	5	5	5	5	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: **City of Central Falls 2007 Plan - See Attachment M**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction: Forand Manor			
	# of families	% of total families	Annual Turnover
Waiting list total	55		
Extremely low income <=30% AMI	49	89	
Very low income (>30% but <=50% AMI)	6	11	
Low income (>50% but <80% AMI)	0		
Families with children	0		
Elderly families	24	44	
Families with Disabilities	31	56	
Race/ethnic. White	30	55	
Race/ethnic. Hisp.	23	42	
Race/ethnic. Black	2	4	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	43	78	
2 BR	12	22	
3 BR			
4 BR			
5 BR			

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction: Wilfrid Manor			
	# of families	% of total families	Annual Turnover
Waiting list total	42		
Extremely low income <=30% AMI	32	76	
Very low income (>30% but <=50% AMI)	8	19	
Low income (>50% but <80% AMI)	2	5	
Families with children	0	0	
Elderly families	25	60	
Families with Disabilities	15	35	
Race/ethnic. White	40	95	
Race/ethnic. Black	2	5	
Race/ethnic. Hisp.	15	35	
Race/ethnic. Non-H.	27	64	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	40	95	

Housing Needs of Families on the Waiting List			
2 BR	2	5	
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	321		
Extremely low income <=30% AMI	292	91	
Very low income (>30% but <=50% AMI)	27	8.5	
Low income (>50% but <80% AMI)	2	0	
Families with children	227	70.5	
Elderly families	33	10	
Families with Disabilities	37	11.5	
Race/ethnicity			

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 22 months Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- 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 Admission 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 Admission 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 Admission 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 Admission 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 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing 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 2007 grants)		
a) Public Housing Operating Fund	742,115	
b) Public Housing Capital Fund	407,608	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	4,292,067	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
RI43Poo4501-06	31,796	
3. Public Housing Dwelling Rental Income	1,089,600	PH Operations
4. Other income (list below)		
Other Income	74,590	PH Operations S8
Rooftop Antenna Leases	90,000	PH Operations
Excess Utilities	23,057	PH Operations
Interest on General Fund	37,602	PH Operations
4. Non-federal sources (list below)		
State Dept. of Elderly Affairs	10,000	Security
LHA's	30,000	Operations
Component Units/Total Revenue	120,868	Component Units
Total resources	6,949,303	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

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 of being 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 Admission 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. 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

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? 2

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

If yes, how many lists? 2

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
- Overhoused
- Underhoused
- 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.

X 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(3)
- 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: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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

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

- Adoption of site-based waiting lists
- If selected, list targeted developments below:

- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
- d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation

- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

(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.

X 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 your 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. 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 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

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

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

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

f. 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

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

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

B. Section 8 Tenant-Based Assistance

Exemptions: 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. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	327	40
Section 8 Vouchers	553	25
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management: (list below)
Central Falls Housing Authority Administrative Plan
Admissions and Continued Occupancy Policy

(2) Section 8 Management: (list below)

Central Falls Housing Authority Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
 - Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan as Attachment Page 47

-or-

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

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan as Attachment Page 50

-or-

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

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

Applicability of sub-component 7B: 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.

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

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) 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:

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

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/>

Submitted, pending approval <input type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development
7. Timeline for activity:
a. Actual or projected start date of activity:
b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type:
Occupancy by only the elderly <input type="checkbox"/>
Occupancy by families with disabilities <input type="checkbox"/>
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>

<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected:</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

Conversion of Public Housing Activity Description
<p>1a. Development name:</p> <p>1b. Development (project) number:</p>
<p>2. What is the status of the required assessment?</p> <p><input type="checkbox"/> Assessment underway</p> <p><input type="checkbox"/> Assessment results submitted to HUD</p> <p><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p> <p><input type="checkbox"/> Other (explain below)</p>

3. Yes No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)

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

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description: **A Homeownership Plan is still in the development stage.**

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

The Central Falls Housing Authority plans to develop the Homeownership Plan

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2007 Estimate)	Actual Number of Participants (As of: 03/31/2007)
Public Housing		
Section 8	84	66

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

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

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

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

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

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake:

(select all that apply)

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See Attachment L for Pet Ownership and Responsibility Addendum to the Lease

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (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.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached as part of Attachment G
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:

 Other: (list below)

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: City of Central Falls (**see Attachment M**)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

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

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

Fiscal Year 10/01/2007 – 09/30/2008

**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 as well as on-going.

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 2005, and 2006 P&E reports. 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 90% 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 objective is has been accomplished with Capital Fund FY 2006 monies. An approx. 170 CCTV security surveillance system was installed and networked to both sites.

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 (four afternoons per week)</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 still 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 accommodation provisions.</p>

Goal: To increase Central Falls Housing Authority funding sources	
Objective	Progress

<p>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.</p>	<p>This objective has been accomplished. We are currently receiving funds from Labor, Education, Health and Human Services, CRA, and private foundations.</p>
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Attachments

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

- Attachment A: Capital Fund Program FY 2006 P & E Report (50106)
- Attachment B: Capital Fund Program FY 2005 P & E Report (50105)
- Attachment C: Certifications: form HUD 50071, 50076
- Attachment D: Standard Form –LLL Disclosure of Lobbying Activities
- Attachment E: Deconcentration Policy
- Attachment F: Resident on the PHA Governing Board
- Attachment G: Resident Advisory Board
- Attachment H: Definition of Substantial Deviation and Significant Amendment or Modification
- Attachment I: Housing Authority Organizational Chart
- Attachment J: Implementation of Community Service Requirements
- Attachment K: Deconcentration and Income Mixing
- Attachment L: Pet Policy
- Attachment M: City of Central Falls Comprehensive Plan - Element 3 Housing

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**

Component 7 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: RI43P00450107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (Revision) <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	36,372			
3	1408 Management Improvements	10,000			
4	1410 Administration	11,500			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	52,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	161,269			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	14,185			
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	122,282			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	407,608			
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				

Component 7 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: RI43P00450107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
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		36,372				
HA Wide	Management Improvements	1408	Lump Sum					
	Employee training	1408		10,000				
HA Wide	Administration	1410						
	Salary – CFP Coordinator - 25%			11,500				
HA Wide	Fees & Costs	1430	Lump Sum					
	A & E costs and reimbursable	1430		52,000				
	Dwelling Structure	1460						
Wilfrid – AMP1	Replace Emer. Generator 4-1	1460		45,000				
Forand – AMP2	Replace Emer. Generator 4-2	1460		50,000				
Annex – AMP2	Replace Emer. Generator 4-4	1460		66,269				
HA Wide	Non Dwelling Equipment	1475						
	Computer Hardware	1475		7,000				
AMP1/AMP2	Maint. Equip./tools/yard/plumbing	1475		7,185				
HA Wide	Collateralization/Debt Service	1501						
	New/Rehab Construction	1501		122,282				
	Grand Total			407,608				

Component 7 Capital Fund Program Five-Year Action Plan

**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: RI43P0045107 Replacement Housing Factor No:					Federal FY of Grant: 2007
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	9/30/09			9/30/11			
RI004-1 – Wilfrid AMP1	9/30/09			9/30/11			
RI004-2 – Forand AMP2	9/30/09			9/30/11			
RI004-4 – Annex AMP2	9/30/09			9/30/11			

Component 7 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 2007	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 10/1/08	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 10/1/09	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 10/1/10	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 10/1/11
	Annual Statement				
HA Wide		108,114	141,584	123,641	119,372
RI004-1 Wilfrid AMP1		50,000	55,000	86,685	165,954
RI004-2 Forand/Annex AMP2		127,212	88,742	75,000	0.00
Collateralization/Debt Service					
Possible New/Rehab Construction		122,282	122,282	122,282	122,282
CFP Funds Listed for 5-year planning		\$407,608	\$407,608	\$407,608	\$407,608
Replacement Housing Factor Funds					

Component 7 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 : <u>2</u> FFY Grant: 2008 PHA FY: 10/1/08			Activities for Year: <u>3</u> 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	Operations (1406)	41,372	HA Wide	1406 Operations	37,641
See	HA Wide	Mgt. Improv. (1408). Staff Training	10,000	HA Wide	Mgt. Improv. (1408) Staff Training	10,000
Annual	HA Wide	Admin. (1410)	13,000	HA Wide	Admin. (1410)	26,943
Statement	HA Wide	Fees & Cost (1430)	27,270	HA Wide	Fees & Cost (1430)	27,000
		Site Improv. (1450)				
	Wilfrid AMP1	Parking Lot Improv.	30,000		Dwellings (1460)	
		Dwellings (1460)		Wilfrid AMP1	Emer. Pull Cords	15,000
	Forand/Annex AMP2	Wash/Paint Bldg. Ext.	116,000	Forand AMP2	Emer. Pull Cords	20,000
	Wilfrid AMP1	Heating Sys. Upgrade	20,000	Forand Annex AMP2	Boiler Replacement	100,742
	Forand AMP2	Replace Porch Doors	11,212	Forand Annex AMP2	Emer. Pull Cords	8,000
		Non Dwelling (1475)				
	HA Wide	Computer Hardware	11,472		HA Wide (1475)	
		Maintenance Equip	5,000	HA Wide	Computer Hardware	20,000
				HA Wide	Maintenance Equip.	20,000
	HA Wide (1501)	Debt Service		HA Wide (1501)	Debt Service	
		New/Rehab Construct.	122,282		New/Rehab Construct.	122,282
	Total CFP Estimated Cost		\$407,608			\$407,608

Component 7 Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u>4</u> FFY Grant: 2010 PHA FY: 10/1/2010			Activities for Year: <u>5</u> FFY Grant: 2011 PHA FY: 10/1/2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA Wide	Operations (1406)	32,641	HA Wide	1406 Operations	20,372
HA Wide	Mgt. Improv. (1408). Software/staff training	10,000	HA Wide	Mgt. Improv. (1408) Staff Training	10,000
HA Wide	Admin. (1410)	30,000	HA Wide	Admin. (1410)	30,000
HA Wide	Fees & Cost (1430)	27,000	HA Wide	Fees & Cost (1430)	27,000
	Site Improv. (1450)			Dwellings (1460)	
Wilfrid AMP1	Fencing	26,685	Forand Annex AMP2	Renovate Apt. Kitchens	135,954
Forand AMP2	Fencing	30,000			
	Dwellings (1460)				
Wilfrid AMP1	Rehab Comm. Kitchen	40,000		Dwelling Equip. (1465)	
Forand AMP2	Rehab Comm. Kitchen	45,000	Forand AMP2	New Refrigerators	30,000
	Dwellings Equip. (1465)				
Wilfrid AMP1	Refrigerators	20,000		Non Dwelling (1475)	
	Non Dwelling (1475)		HA Wide	Computer Equipment	16,000
HA Wide	Computer Hardware	12,000	HA Wide	Maint. Equipment	16,000
	Maintenance Equip	12,000			
HA Wide (1501)	Debt Service		HA Wide (1501)	Debt Service	
	New/Rehab Construct.	122,282		New/Rehab Construct.	122,282
Total CFP Estimated Cost		\$407,608			\$407,608

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: RI43P00450106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (rev. 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3/31/07 <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	19,114	50,910	19,114	19,114
3	1408 Management Improvements	35,000	35,000	35,000	24,578.15
4	1410 Administration	10,000	10,000	10,000	10,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	27,000	27,000	27,000	27,000
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	270,000	270,000	270,000	270,000
11	1465.1 Dwelling Equip.- Nonexpendable				
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment	14,698	14,698	14,698	10,000
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 lines 2 – 20)	375,812	407,608	375,812	360,692.15

**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: RI43P00450106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (rev. 1)
 Performance and Evaluation Report for Period Ending:3/31/07
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Central Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P00450106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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		19,114	50,910	19,114	19,114	In Process
HA Wide	Management Improvements	1408	Lump					
	Mgt Improvements: staff training and computer software	1408		35,000	35,000	35,000	24,578.15	In Process
	Administration	1410						
HA Wide	Salary – CFP Coordinator – 25%	1410		10,000	10,000	10,000	10,000	Done
	Fees & Cost	1430	Lump					
HA Wide	A & E Fees and Reimbursable costs	1430		27,000	27,000	27,000	27,000	Done
	Dwelling Structures	1460						
RI004-1	CCTV/Building Access Improv.	1460	150	90,000	90,000	90,000	90,000	Done
RI004-2	CCTV/Building Access Improv.	1460		130,000	130,000	130,000	130,000	Done
RI004-4	CCTV/Building Access Improv.	1460		50,000	50,000	50,000	50,000	Done
	Subtotal	1460		270,000	270,000	270,000	270,000	
	Dwelling Equipment	1465						
Forand Annex RI 4-4	New Refrigerators	1465		20,000	20,000	20,000	3,900	In Progress
	Subtotal	1465.		20,000	20,000	20,000	3,900	
	Non Dwelling Equipment	1475						
	Computer Hardware Upgrades	1475		10,000	10,000	10,000	10,000	Done
HA Wide	Maint. Equip./floor maint.	1475		4,698	4,698	4,698	0.00	In Progress
	Subtotal Acct. 1475			14,698	14,398	14,698	10,000	
	Grand Total			375,812	407,608	375,812	360,692.15	

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: RI43P00450106 Replacement Housing Factor No:					Federal FY of Grant: 2006
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	07/18/08			07/18/10			
RI004-1	07/18/08			07/18/10			
RI004-2	07/18/08			07/18/10			
RI004-2	07/18/08			07/18/10			

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: RI43P00450105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (rev. 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3/31/07 <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	29,012	29,012	29,012	29,012
3	1408 Management Improvements	10,597	10,597	10,597	0.00
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	27,000	27,000	27,000	18,118.33
8	1440 Site Acquisition				
9	1450 Site Improvement	0	8,000	8,000	0.00
10	1460 Dwelling Structures	323,247	290,247	290,247	166,105.35
11	1465.1 Dwelling Equip.- Nonexpendable	20,000	20,000	20,000	3,900
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	7,000	32,000	32,000	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 lines 2 – 20)	416,856	416,856	416,856	224,135.68

**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
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (rev. 1)
 Performance and Evaluation Report for Period Ending:3/31/07
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

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		29,012	29,012	29,012	29,012	Done
HA Wide	Management Improvements	1408	Lump					
	Mgt Improvements: staff training and computer software	1408		10,597	10,597	10,597	0.00	In Process
HA Wide	Fees & Cost	1430	Lump					
	A & E Fees and Reimbursable costs	1430		27,000	27,000	27,000	18,118.33	In Progress
	Site Improvement	1450						
RI004-2	Sprinkler System/New Sod	1450		0	8,000	8,000	0.00	In Progress
	Dwelling Structures	1460						
RI004-2	Fire Code Upgrades	1460		71,995	38,995	38,995	0.00	In Progress
RI004-4	Complete Elevator Replacement	1460	1	251,252	251,252	251,252	166,105.35	In Progress
RI004-4	Subtotal Acct. 1460s			323,247	290,247	290,247	166,105.35	
	Dwelling Equipment	1465						
Forand Annex RI 4-4	New Refrigerators	1465	54	20,000	20,000	20,000	3,900	In Progress
	Subtotal	1465.		20,000	20,000	20,000	3,900	
	Non Dwelling Equipment	1475						
	Computer Hardware Upgrades	1475	6	7,000	7,000	7,000	7,000	Done
HA Wide	New Truck	1475	1	0	25,000	25,000	0.00	In Progress
	Subtotal Acct. 1475			7,000	32,000	32,000	7,000	
	Grand Total			416,856	416,856	416,856	224,135.68	

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: RI43P00450105 Replacement Housing Factor No:					Federal FY of Grant: 2005
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	8/17/07			8/17/09			
RI004-2	8/17/07			8/17/09			
RI004-4	8/17/07			8/17/09			

Attachment E

Central Falls Housing Authority

Annual Plan

Fiscal Year 10/01/2007– 09/30/2008

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

Attachment F

Central Falls Housing Authority

Annual Plan

Fiscal Year 10/01/2007 – 09/30/2008

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 2011

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 2011

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

Mayor Charles Moreau – Mayor of the City of Central Falls

Attachment G

Central Falls Housing Authority

Annual Plan

Fiscal Year 10/01/2007 – 09/30/2008

Required Attachment: Membership of the Resident Advisory Board or Boards

- 1 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

Resident volunteers were solicited to serve on the RAB Board

Fiscal Year 10/01/2007 – 09/30/2008

Resident Advisory Board Meeting

The meeting was held on Thursday, June 14th, 2007 at 2:00 pm in the Wilfrid Manor Computer Room. All resident members except Dan Kelley were present.

Items discussed were as follows:

- Recent completion of the Fire Alarm Upgrade
- Recent completion of the CCTV Security System Installation
- Near completion of the Annex Elevator Upgrade
- Upcoming Capital Fund improvements for 2007 through 2011
 - Emergency Generators at both sites
 - Washing/Caulking Forand/Annex building surfaces
 - Replacing Porch Doors (Forand)
 - Painting Interior Hallway/Common Area Walls
 - Heating System Upgrade (Wilfrid)
 - Community Room Kitchens
 - Apartment Kitchens
 - Lawn Sprinkler Systems
- Additional RAB member inputs included questions regarding the feasibility of Solar Water Heaters on the Roof, Solar Electric Collectors on the Roof, Ceiling Fans installed in each apartment (for heating and cooling circulation), additional tenant services i.e. free bus rides to local community events/supermarkets, Resident Services Coordinator in each building (or at least one for both sites).
- Other minor tenant/management type complaints were discussed. That information was forwarded to the proper personnel for resolution.

Attachment H

Central Falls Housing Authority

Annual Plan

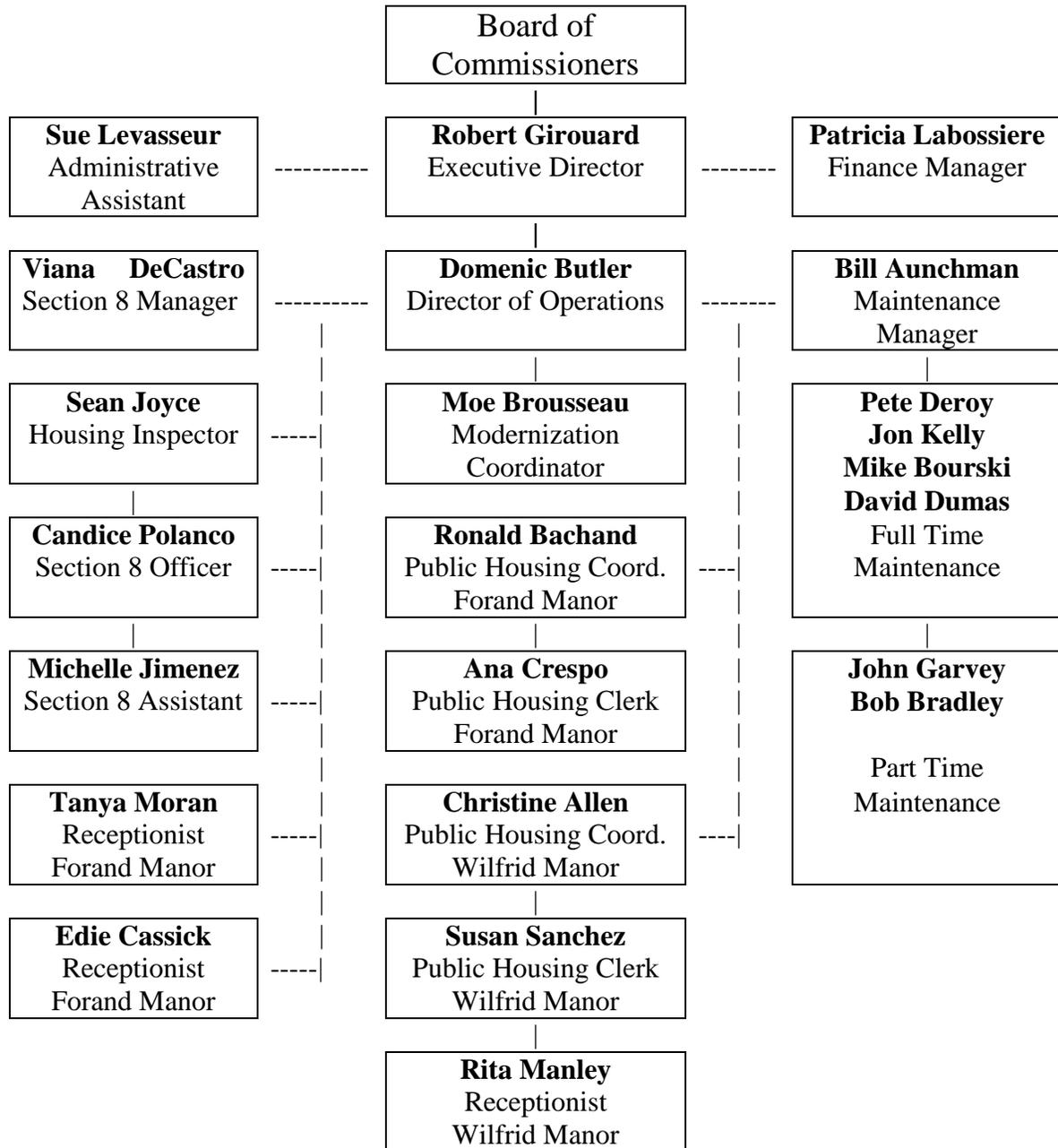
Fiscal Year 10/01/2007 – 09/30/2008

Definition of Substantial Deviation and Significant Amendment or Modification

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Central Falls Housing Authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

Attachment I

Central Falls Housing Authority Organizational Chart



Board of Commissioners
Robert Salisbury – Chairman
Gladys Burns; Albert LaRoche; Sr. Mary Gibson; Charles Coelho

Attachment J
Central Falls Housing Authority
Annual Plan
Fiscal Year 10/01/2007 – 09/30/2008
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 the time of 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.

Attachment K

Central Falls Housing Authority

Annual Plan

Fiscal Year 10/01/2007– 09/30/2008

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 L

Central Falls Housing Authority

Annual Plan

Fiscal Year 10/01/2007– 09/30/2008

Pet Ownership and Responsibility Addendum To The Lease

I hereby agree to the terms and conditions expressly stated below as they pertain to the C.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 M

Central Falls Housing Authority

Annual Plan

Fiscal Year 10/01/2007 - 09/30/2008

Statement of Housing Needs

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

Comprehensive Community Plan - revised 2007 City of Central Falls
Element No. 3
Housing

I. INTRODUCTION

The 1987 Master Plan's discussion of housing conditions in Central Falls began this way:

"The influence of the Boston metropolitan area's heated real estate market on northern Rhode Island is profoundly affecting the cost of housing in Central Falls. Property values are appreciating rapidly. Combined with lower interest rates, more intense levels of real estate investment may be seen."

In 2005 the Rhode Island housing market has been experiencing a boom cycle reminiscent of the housing market described in the 1987 Comprehensive plan. There is currently a state wide housing affordability crisis for both buyers and renters with purchase prices and rents growing substantially faster than family incomes.

In this element of the Comprehensive Community Plan, we will discuss existing conditions and needs. A general outline of steps which may be taken to improve conditions will be set forth. How such measures may be implemented or whether they may be implemented at all is not predictable.

EXISTING CONDITIONS

The 2000 United States Census counted 7276 housing units in Central Falls. Of these units, 6702 or 92.1% were occupied. 574 or 7.9% were vacant. Of the occupied units, 1461 or 21.8% were owner-occupied. The owner-occupied units were larger than the

rental units: the average owner-occupied unit had six rooms, the average rental unit had four rooms. The difference in size may in part be accounted for by the current real estate boom and the prior boom of the eighties which created economic incentives to split larger family units in older buildings into smaller units. Some of these smaller units are clearly illegal and are cited when found by the City Housing Code Inspector.

When we include the current vacant units in our look at the housing universe, the percentage of owner-occupied units would hardly increase if all housing units in the City were filled. Of the 574 vacant units, 229 are listed as being "for rent", 74 are listed as "for sale only", 40 are listed as "rented or sold" and 229 are listed as "other vacant". For the purpose of this analysis, we will assume that the "other vacant" are units which would be for rent but are currently being withheld from the

3-1

market. Only 74 units are listed as being "for sale only". Adding the "for sale only" to the owner occupied units yields 1535 potential owner-occupied units of the total number of 7276 units: 21.1%.

Both the actual and the potential number of owner-occupied units is very low. The City should continue to make efforts to increase the percentage of owner-occupants, but the reality will always be a City that is mostly renters.

The predominant form of housing is a wood frame, three to six unit multi-family building, but a number of large complexes do exist. The larger complexes are elderly housing. Forand Manor, Wilfred Manor, Rand Place, Chateau Anne and Blackstone Falls contain 617 units, making them an important resource in a City with a 15% elderly population.

The City contains no public housing "projects" for families. Instead, emphasis has been placed on scattered site rehabilitation and the placement of low-income families in privately-owned buildings with the assistance of United States Department of Housing and Urban Development Section 8 Certificates and Vouchers, administered by the Central Falls Housing Authority. This policy has promoted the integration of Central Falls lower income families into the community at large.

The creation of large public housing developments for families, would most likely involve the destruction of existing affordable housing units and the subsequent stigmatizing of the residents of the new developments. This plan rejects the concentration of low income families in such developments.

Approximately 75% of the City's housing stock was constructed before 1940. In the last decade, 77 new housing units were

constructed in Central Falls. Given the fact that the City is 98% developed, such a large ratio is unlikely to change.

Central Falls Income Levels:

According to the 2000 Census, the median income for a household in the City was \$22,628, and the median income for a family was \$26,844. Males had a median income of \$23,854 versus \$18,544 for females. The per capita income for the city was \$10,825. About 25.9% of families and 29% of the population were below the poverty line, including 40.8% of those under age 18 and 29.3% of those age 65 or over.

AFFORDABILITY GAP: PURCHASE

Data developed by Rhode Island Housing in the State of Rhode Island's 5 Year Consolidated Plan: Program Years 2005-2009 shows the following for 2003:

Median House Sale Price	\$230,000
Median Family Income (Central Falls)	26,844
Income Needed to Purchase	70,000
Down Payment at 10%	23,000

The City should continue its' policy to expand owner-occupancy to the extent possible. Programs to convert absentee owned multifamily properties to owner-occupied should be promoted when available. The City should encourage its residents to participate in the various affordable mortgage programs available through the RI Housing Corporation, non-profit housing corporations and some banks. Unfortunately, because of family income constraints and the predominant multi-family nature of the housing stock, promoting home ownership cannot pragmatically be the primary response to housing problems in the City.

Preservation of the existing housing stock and proactive enforcement of the City's Housing Code to insure safe, clean and sanitary rental units should be the City's primary housing policy emphasis.

AFFORDABILITY GAP: RENTING

2003 data from Rhode Island Housing shows the following:

Average 2 bedroom rent	\$ 1,032
Income needed to afford rent	40,500
Median renter income	27,715

The State of Rhode Island's 2005-2009 5 Year Consolidated Plan makes the following comments which are applicable to the Central Falls rental housing market:

"In Rhode Island, an extremely low income household (earning \$18,210, 30% of the Area Median Income of \$60,700) can afford monthly rent of no more than \$351. In Rhode Island, a minimum wage earner (earning \$6.75 per hour) can afford monthly rent of no more than \$351 and must work 103 hours per week in non-metro areas and 97 hours per week in the State overall in order to afford a two-bedroom apartment based on HUD's fair market rents. An SSI recipient (receiving \$621 monthly) can afford monthly rent of no more than \$186, while the Fair Market Rent for a one-bedroom unit is \$730.

For a family of three receiving Temporary Assistance for Needy Families or for Supplemental Security Income recipients, Rhode Island rents are not affordable without a rent subsidy. In September 2003, only 28 percent of FIP households had a housing subsidy."

Anecdotal evidence suggests that the average small two bedroom apartment in Central Falls rents for approximately \$600 a month without heat and utilities.

Clearly a majority of Central Falls renter households are "rent burdened."

INTRA-CITY COMPARISONS

The Comprehensive Community Plan of 1999-2004 reviewed the four census tracts that makeup Central Falls to see if significant differences existed among these four areas of the City. The plan compared median house cost, average rent, number of persons per unit and percent of single family homes.

The highest median property values are found in tract 111. Tract 111 is located in the City's northwest corner, near the Lincoln line. The presence of large, well-maintained houses in this area seemed to account for the difference.

Tract 109 has the highest percentage of single family houses. 109 includes the City's northeast corner and the North Central Section (Jenks Avenue, Madeira Avenue, etc.).

STATE AND AREA COMPARISONS

The following housing market information compares the Central Falls housing market and that of the surrounding area:

MEDIAN EXISTING SINGLE FAMILY SALES PRICE	
Rhode Island	\$264,700
Providence	\$185,000
Central Falls	\$195,000

MEDIAN EXISTING MULTI-FAMILY SALES PRICE	
Rhode Island	\$255,000
Providence	\$235,000
Central Falls	\$249,450

(Source: The above year end 2004 sales statistics are from the RI Association of Realtors.)

AVERAGE 2BR RENT	
Rhode Island	\$ NA
Providence (City Wide)	\$1,012
Central Falls	\$ 796

(Source: The above year end 2003 rent survey is from RI Housing.)

OWNER OCCUPIED UNITS

Rhode Island	54.2%
Providence County	49.8%
Central Falls	21.5%

SINGLE FAMILY HOUSES

Rhode Island	55.5%
Providence County	44.6%
Central Falls	8.2%

(Source: 1998 Rhode Island Housing and Mortgage Finance Corp.)

CONDITION OF THE HOUSING STOCK

The City of Central Falls housing stock consists primarily of wood frame detached structures. According to the 2000 Census of the City's of the 7275 housing units, 47 % were built prior to 1939, 79% were built prior to 1959. The city's older housing stock, by its nature, is expensive to maintain. Many structures have obsolete plumbing, heating and electrical systems. Many rental units are heated by space heaters which pose serious health and fire hazards because of illegal hook-ups and poor maintenance. Many of the City's housing units are not energy efficient having old inefficient window systems and insufficient insulation in the building envelope. In addition, as the majority of units were built before lead paint was outlawed in 1978 a substantial number have lead paint.

The City Building Inspector has found that a concentration of building code violations is to be found in properties owned by absentee landlords. Especially problematic are the large six family units that are subject to severe over crowding and under maintenance.

The current housing boom has encouraged investors, priced out of other markets, to buy "investment properties" in Central Falls. The purchase of these properties at inflated prices results in higher rents for tenants. Such properties are generally occupied by "rent burdened" households that need multiple jobs to pay the rent. These families are the first to lose their jobs during a downturn in the economic cycle. During such times when landlords can't collect their rent the properties historically go into a precipitous decline which ultimately leads to abandonment.

In Central Falls the coupling of the lowest median income families in the state with an older costly to maintain housing stock insures that the City of Central Falls will always have difficulty insuring that its housing stock is safe, sanitary and reasonably maintained.

II. HOUSING NEEDS

1. The Elderly

Approximately 15% of the City's population is elderly. Currently, the elderly receive 53% of the City's total of subsidized units. Because of the unlikelihood of major increases in their fixed incomes, the disproportion may not be totally inappropriate. Still, the production of additional subsidized units for the elderly who are capable of independent living would not appear to be Central Falls greatest need. Instead, emphasis should be placed on the low income elderly who reside in their own homes and wish to continue to do so and on what are termed the frail elderly, those with health problems who require supportive services.

In 1990, 14% of Rhode Island's population was 65 years of age or older: approximately 150,000. Projections for the year 2020 show an increase to 200,000 with 90,000 of that total being 75 years of age or older. Many of these residents will require in-house or community-based social service support.

As with all other groups, constant attention to the condition of the housing stock should be paid. The City should continue its Senior Home Maintenance Paint Program which provides grants of up to \$1,500 for the correction of building code violations. In addition, the City should maintain its support of such programs as the Senior Program at the Ralph Holden Community Center.

Nursing homes located in the City house a total of 360 residents. The Nursing Home population is predominantly elderly.

Senior citizens who suffer from a lack of monthly income, but have substantial equity in their homes, may choose to increase their monthly income and make some necessary repairs to their home through participation in Rhode Island Housing's Reverse Equity Mortgage Program.

2. The Homeless

Rhode Island tracks information on its homeless population through the Rhode Island Emergency Shelter Information Project. In July 2003, Rhode Island implemented a Statewide HMIS System. The system allows organizations to electronically collect data regarding the homeless while maintaining client confidentiality in order to better assess homeless needs and gaps in services.

According to the Emergency Shelter Information Project, 5,686 total clients were served in the Rhode Island shelter system from

July 12, 2002 to June 30, 2003, a 5% percent increase from the 2001-2002 period, but a 29% increase from 2000-2001. The state also set an all-time high in the number of shelter nights provided at 192,034. The average daily census of shelter beds was 526 occupied beds per night, also the highest in state history. The shelter system is also becoming more populated by the chronically homeless, those who have been without permanent housing for longer time periods. The mix of shelter clients, which was heavily oriented to the newly homeless in past years, is now more evenly divided between newly and chronically homeless persons. The chronic homeless tend to be middle-age men without income who enter the system from the street, other shelters, correctional facilities or detox centers.

As with other shelter populations, the number of single men and women in the shelter system has continued to rise, up 17% for single men and 10% for single women from 2001-2002 to 2002-2003. However their numbers as a percentage of the total shelter population have remained relatively stable. In 2002-2003, 879 single women (22 percent of all clients) and 2507 single men (64 percent of all clients) were emergency shelter clients.

The number of clients accessing emergency shelters for domestic violence increased 6 percent from 2001-2002 to 2002-2003, with over 42 percent of female heads of household and 29 percent of single women seeking shelter due to domestic violence in 2002-2003.

(Source: State of Rhode Island 5 Year Consolidated Plan: Program Years 2005-2009)

Two shelters currently serve Central Falls. The Blackstone Valley Advocacy Center serves battered women and their families. Its capacity is ten beds and two cribs. The New Hope Emergency Shelter of Pawtucket and Central Falls, located on Barton Street, has a capacity of 35 and serves all segments of the homeless population.

These shelters should be supported by the City. But, shelters are only a temporary solution. Where possible the City needs to encourage the reintegration of the homeless into the community. Transitional housing should be encouraged. To preserve a housing stock resource which serves this population and to prevent homelessness, existing Single Room Occupancy buildings in the City should be maintained and, where possible, rehabilitated and linked with social service providers.

3. Other Special Needs Populations

There is a diverse special needs population within Rhode Island, that includes the frail elderly, veterans, persons with physical,

mental or developmental disabilities, substance abuse problems, and HIV/AIDS and persons returning to the community. While each of these populations may have its own unique needs, they share some issues relating to housing development and maintenance of stable living environments. Many share a need for case management and ongoing support services. Since the success of special needs housing depends on a strong support services and case management component, housing sponsors need a commitment of resources that will ensure the provision of supportive services over the extended lifetime of a housing development.

4. Families

Prior sections have highlighted the extreme affordability gaps that exist for low and moderate income families attempting to buy or rent a decent place to live. Policy groups at the State level have suggested that the supply of housing must be increased to satisfy the need for affordable housing. The city of Central Falls is essentially a "built environment" and thus does not have the option to increase the supply of housing.

Central Fall's greatest housing asset is its existing housing stock. The majority of its existing housing stock was built to house families. The City can not expand this stock in any significant way but it can implement policies that try to preserve it in a "family friendly" way.

The City should proactively enforce its Housing Code to insure that its housing is safe and sanitary. It should also enforce occupancy requirements to diminish over crowding and close illegal housing units. The City should discourage the division of larger rental units into smaller units. "Family friendly Housing" should exist in a neighborhood context that is also safe ,secure and conducive to family living.

The majority of family housing units were built before lead paint was outlawed in 1978 a substantial number have lead paint. According to Childhood Lead Poisoning in Rhode Island: The Numbers 2004 Edition, "The incidence of lead poisoning among children under age six years of age in Central Falls decreased dramatically over the last ten years. In 1994, the incidence of lead poisoning in Central Falls was 36.8%; in 2003, the rate was 5.9%. This decrease is quite impressive, but the incidence of lead poisoning in Central Falls is still slightly higher than the state wide average of 3.7%.In spite of the considerable decline in incidence over time, 59 children living in Central Falls were lead poisoned for the first time in 2003.Although we have made great strides in the fight against childhood lead poisoning, we must continue to work together to protect the children in our community and to achieve our goal of eliminating lead poisoning by 2010."

In densely populated Central Falls issues such as inadequate parking, nonconforming uses and over building must be carefully monitored to keep its residential areas livable. In addition, State and Federal programs to combat childhood lead poisoning must be pursued.

III. LAND USE AND HOUSING

Land use patterns in Central Falls are a legacy of when the City was predominately a "mill town" where a large percentage of it's residents walked to work. The layout of the City predates the automobile as the primary source of transportation for the American family. Thus today manufacturing buildings are found throughout the city with residential areas surrounding the former places of employment.

Many of the residential areas today do not meet the parking requirements of its' current residents. The issue of parking is not simply an issue of inconvenience but presents public safety issues and neighborhood quality of life issues.

The City is currently experiencing a shift in land use in its M1 and M2 zoning districts. There are increasing requests to convert former manufacturing buildings to mixed use with a residential component. Though it is in the City's interest to maintain manufacturing jobs for as long as possible, this out migration in manufacturing jobs is expected to continue. There is obviously a potential conflict between the residents of a mixed use residential building and some manufacturing activities that generate noise, smells, truck traffic etc. The issue needs to be addressed under the Zoning ordinance though the creation of a "Mill Building" overlay district for the City's M1 and M2 districts. There is some potential for family housing in these buildings but it seems they are more suited for empty nesters, professional couples without children and artists.

The land use element calls for the refining of the zoning of areas currently zoned for multi-family residences where a majority of the structures are one and two families. Allowable density should be reduced to two families.

Finally, parking regulations of the Zoning Ordinance should be used to address public safety issues and insure livable residential areas.

The goal of City housing policies should be to insure decent, safe and affordable housing of appropriate sizes for all Central Falls residents. It can not be to increase the supply of housing units which is obviously prevented by the lack of developable land. In addition it must be recognized that decent housing requires a livable residential area that meets the resident's yard space, parking and compatible use requirements.

THE CONNECTION BETWEEN HOUSING GOALS AND OVERALL COMMUNITY DEVELOPMENT GOALS

In a City which consists of only 1.27 square miles, 98% of which is developed, no opportunity for radical change to the cityscape may be anticipated. It is to be expected that the overall form and structure of Central Falls will remain far into the future. The City will remain densely populated; the population will remain predominantly low/moderate income; the pattern of the placement of land uses will remain the same. It is not expected that most areas of the city will change dramatically as to their general use or pattern of development.

The most significant change in the foreseeable future will fall in two general categories 1.) the adaptive reuse of former manufacturing buildings and 2.) the potential for redevelopment of a 10 to 30 acre parcel for a Municipal Economic Zone. Here is where the juxtaposition of housing goals with land use goals and the general planning concepts may be seen. A few overriding concepts should connect these all:

1. **PLAN FOR SELF SUSTAINABILITY.** The City must encourage new development that is self sustaining. The City's tax base has no room for development that will cause the City any net increase in City expenditures. The State takeover of the Central Falls School Department was a most dramatic example of the limited ability of the smallest State's smallest city to meet basic municipal service needs. The State's highest tax rate has proved insufficient to staff or fund fully any City Department; few, if any, infrastructure improvements have been funded by municipal revenues in the last decade; City buildings are in need of repair; much municipal equipment has outlived its usefulness.
2. **ENCOURAGE LIVABLE RESIDENTIAL AREAS.** Zoning requirements that promote "livability" such as parking requirements, front and side yard set backs, fence requirements and lot coverage must be strictly enforced. Illegal units should be removed, wherever possible. Interpretation of the term "hardship" by the Zoning Board of appeals must be strict. Nonconforming uses should be eliminated when possible. New construction in residential areas where allowed should be encouraged at lower densities.
3. **SORT OUT LAND USES.** The Zoning Map must be refined to better define the City's existing residential areas. Because of the close proximity of Central Fall's residential areas to commercial and manufacturing zones there will always be pressure to expand nonconforming uses into the residential areas. Such incursions of nonconforming uses should be strongly discouraged.

The current zoning ordinance should be updated to create a "Mill Building" overlay district to be used in the M1 and M2 zones. Such a district would be designed to allow for the mixed use of the large manufacturing buildings which are no longer viable for industrial uses. The future of many of these properties will probably include loft style residential units targeted to empty nesters, young professionals and artists.

4. WHEREVER POSSIBLE, CONNECT RESIDENCES WITH OPEN SPACE AND RECREATIONAL OPPORTUNITIES.

The Open Space Element of this plan emphasizes the development of the riverfront as a front yard of open space for the populace. The Blackstone River is emerging scenic and recreational resource. City residents will have even greater access to the river as the Blackstone River Bikeway is build along a good portion of Centrals part of the river. Most City residents will be within a five to ten minute walk of this new biking, jogging and walking path.

5. TARGET AREAS AND IMPROVE STREETSCAPES. Resources being as limited as they are, it is strongly recommended that the goals of the Comprehensive Community Plan be accomplished in phased and or targeted areas. Public improvements, such as streetscapes, sitting areas and signage, should be linked with housing code enforcement and housing rehabilitation.

IV. POLICIES

To encourage and implement improvements in housing and residential area conditions, the following policies are recommended:

The Department of Code Enforcement and the Office of the City Solicitor should pro-actively utilize the Municipal Court to prosecute housing code violations.

Establish systematic minimum housing code enforcement.

The emphasis of Central Falls housing programs and policy must be the preservation and maintenance of the existing housing stock in the context of livable residential areas.

Where possible, convert absentee owned properties to owner-occupied properties.

Participate in the housing and community development initiatives of the United States Department of Housing and Urban Development's (HUD) Programs.

Continue to participate in the programs of the Rhode Island Housing Mortgage Finance Corporation, including the Home Repair Program and Lead Program.

Retain and rehabilitate existing Single Room Occupancy structures as an important measure of homelessness prevention.

Continue to support the two homeless shelters which serve the City.

Encourage Mixed Use Developments in the City's obsolete manufacturing buildings which combine residential and commercial uses.

Establish a "Mill Building" reuse overlay district for the City's M1 and M2 zones.

Use Community Development Block Grant Funds to provide staffing so that access to housing rehabilitation funds may be maintained for the benefit of City residents.

Continue efforts to help elderly homeowners stay in their homes through the continuation of the Community Development Block Grant funded Elderly Home Maintenance Grant Program and support of other social services.

Pursue additional Federal and State rental subsidies for low income tenants.

FINANCIAL PROGRAMS

1. Community Development Block Grant (United States HUD)

The City of Central Falls receives CDBG funds from the State of Rhode Islands Small City's Grant Program funded by the Federal Department of Housing and Urban Development. The City receives an entitlement amount and a competitive amount.

Continue the Senior Home Maintenance Program

Create a Space Heater Conversion Program

Continue to use for staffing to access other public and private financing.

Use for technical assistance for First Time Homebuyers Programs.

2. Rhode Island Housing Mortgage Finance Corporation

Rhode Island Housing is the States principal housing agency with the mission of assisting low and moderate families with their affordable housing needs. Some of their programs include:

First Time Home Buyer Programs
Home Equity loans
Multi-Family Mortgages
Reverse Equity Mortgages for the Elderly
Affordable Housing Development Financing
Affordable Housing Tax Credits
Lead Paint Abatement Program
others

3. Federal Home Loan Bank of Boston

FHL Banks conduct two programs designed to meet the pressing housing and local economic needs of low-moderate income Americans and neighborhoods. Those programs are the Affordable Housing Program (AHP) and the Community Investment Program (CIP). Each FHL Bank has an Affordable Housing Advisory Council made up of housing and community improvement advocates to provide guidance and direction on both AHP and CIP. AHP and CIP financing supports a wide range of housing and community development projects

4. Section 8 vouchers and certificates and State Rental Subsidies

The demand far exceeds availability but certificates, vouchers and any other rental assistance should be pursued as part of the financing of total development packages and as housing assistance for individual families.

V. CONCLUSION

There is currently an affordable housing crisis for buyers and renters of housing in Rhode Island. Central Falls residents have not escaped the crisis and are in fact some of the most vulnerable residents because of their low household income. Solutions to the current affordability crisis are beyond the City of Central Falls resource base to address.

The City of Central Falls greatest resource is its existing housing stock. The City should encourage its residents to avail themselves of resources available through other agencies primarily the RI Housing Corporation to build, buy and make repairs to Central Falls homes. In addition, the City should make a serious effort to educate its residents of the serious problem posed by lead paint. It should further participate with RI Housing in the utilization of RI Housing's Lead Paint Program to make as many Central Falls homes as possible "Lead Safe".

The City should utilize its zoning code and housing code enforcement to address residential area "livability issues". All Central Falls residential areas should become places where people choose to live and make their future not housing areas of last resort.

The flight of manufacturing uses from the City's "mill buildings" though unfortunate from a job stand point needs to become an

opportunity from an alternative housing perspective. This "new opportunity" should be reflected in the zoning code through establishment of a "mill building" reuse overlay district for the City's M1 and M2 zones.

Lastly, the City of Central Falls needs to plan for "self sustainability" by encouraging projects that do not require the City to directly or indirectly incur any net increase in City expenditures.