

PHA Plans
Streamlined Annual
Version

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

OMB No. 2577-0226
(exp. 08/31/2009)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Streamlined Annual PHA Plan
for Fiscal Year: 2007

CRANSTON HOUSING AUTHORITY
50 BIRCH STREET
CRANSTON, RHODE ISLAND 02920

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Fiscal Year 2007

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A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
- 2. Capital Improvement Needs
- 3. Section 8(y) Homeownership
- 4. Project-Based Voucher Programs
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- 6. Supporting Documents Available for Review
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- 8. Capital Fund Program 5-Year Action Plan

Attachments

FY2005 Capital Fund Program Performance & Evaluation Report
FY2006 Capital Fund Program Performance & Evaluation Report

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the Streamlined Annual Plan;

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

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

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

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

A. Site-Based Waiting Lists-Previous Year

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

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

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
 If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?
 If yes, how many lists?

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

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

2. Capital Improvement Needs

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.

2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

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

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

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

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

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

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

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

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan *NO CHANGES*

1. Consolidated Plan jurisdiction: (provide name here)
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 on its waiting lists 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)
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	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
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance & Evaluation Report & Replacement Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: CRANSTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: RI43P0065107 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 no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	10,000			
4	1410 Administration	67,500			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	45,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	596,319			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	62,500			
21	Amount of Annual Grant: (sum of lines 2 – 20)	781,319			
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				

7. Capital Fund Program Annual Statement/Performance & Evaluation Report & Replacement Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: CRANSTON HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: RI43P0065107 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	
Amp1 RI43P006001 Hall Manor	a. Remove asbestos flooring in apts. And replace	1460	10%	25,000				
	b. Repair spalled brick on north and south stair towers	1460	10%	25,000				
	Subtotal			50,000				
Amp2 RI43P006002 Budlong Manor	a. Remove asbestos flooring in apts. And replace	1460	10%	25,000				
RI43P006003 Randall Manor	a. Remove asbestos flooring an apts. And replace	1460	10%	25,000				

7. Capital Fund Program Annual Statement/Performance & Evaluation Report & Replacement Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: CRANSTON HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: RI43P0065107 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	
	b. Replace all balcony sliding door units	1460	18%	45,000				
	Subtotal			95,000				
Amp3 RI43P006004 Arlington Manor	a. Remove asbestos flooring in apts. And replace	1460	10%	25,000				
	b. Patch, caulk, and refinish exterior of building	1460	100%	383,449				
	c. Replace front entrance door system	1460	100%	42,800				
	Subtotal			451,319				
RI43P006006 Jennings Manor	a. None							

7. Capital Fund Program Annual Statement/Performance & Evaluation Report & Replacement Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: CRANSTON HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: RI43P0065107 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	
Amp4 RI43P006005 Knightsville Manor	a. None							
Amp5 RI43P006007 Scattered Sites	a. None							
Amp5(cont.) RI43P006008 Scattered Sites	a. None							
PHA-Wide	a. Administrative Costs							
	1. Executive Director	1410		10,125				
	2. Director of Modernization	1410		57,375				
	b. Fees & Costs							
	1. A & E Fees	1430		45,000				

7. Capital Fund Program Annual Statement/Performance & Evaluation Report & Replacement Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: CRANSTON HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: RI43P0065107 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	
	c. Management needs							
	1. Software updates	1408		10,000				
	d. Contingency	1502		30,000				
	Subtotal			152,500				

7. Capital Fund Program Annual Statement/Performance & Evaluation Report & Replacement Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name:		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant:	
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	
AMP 1 RI43P006001 Hall Manor	07/18/09			07/18/11			
AMP2 RI43P006002 Budlong Manor RI43P006003 Randall Manor	07/18/09			07/18/11			
AMP3 RI43P006004 Arlington Manor RI43P006006 Jennings Manor	07/18/09			07/18/11			
AMP4 RI43P006005 Knightsville Manor	07/18/09			07/18/11			
AMP5 RI43P006006 RI43P006008 Scattered Sites	07/18/09			07/18/11			

7. Capital Fund Program Annual Statement/Performance & Evaluation Report & Replacement Factor

8. Capital Fund Program Five Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2008 PHA FY: 2008	FFY Grant: 2009 PHA FY: 2009	FFY Grant: 2010 PHA FY: 2010	FFY Grant: 2011 PHA FY: 2011
	Annual Statement				
Amp1 RI43P006001 Hall Manor		0	25,000	0	120,000
Amp2 RI43P006002 Budlong Manor		0	25,000	0	100,000
RI43P006003 Randall Manor		0	25,000	0	130,000
Amp3 RI43P006004 Arlington Manor		240,000	546,819	0	247,819
RI43P006006 Jennings Manor		160,370	0	0	0
Amp4 RI43P006005 Knightsville Manor		250,949	25,000	642,319	40,000

8. Capital Fund Program Five Year Action Plan

Amp5 RI43P006007 Scattered Sites		0	0	0	0
RI43P006008 Scattered Sites		0	0	0	0
PHA-Wide		130,000	134,500	139,000	143,500
CFP Funds Listed for 5-year planning		781,319	781,319	781,319	781,319
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual	Amp1 RI43P006001 Hall Manor	a. none		Amp1 RI43P006001 Hall Manor	a. Remove asbestos flooring in apts and replace	25,000
Statement						
	Amp2 RI43P006002 Budlong Manor	a. none	0	Amp2 RI43P006002 Budlong Manor	a. Remove asbestos flooring in apts. and replace	25,000

8. Capital Fund Program Five Year Action Plan

	RI43P006003 Randall Manor	a. none	0	RI43P006003 Randall Manor	a. Remove asbestos flooring in apts. and replace	25,000
	Amp3 RI43P006004 Arlington Manor	a. Replace roof	240,000	Amp3 RI43P006004 Arlington Manor	a. Remove asbestos flooring in apts. and replace	25,000
					b. Replace kitchen cabinets, countertops, and backsplashes	521,819
	RI43P006006 Jennings Manor	a. Patch, Caulk, and refinish exterior	100,370	RI43P006006 Jennings Manor	a. None	0
		b. Replace heat boilers	60,000			
		Subtotal	400,370		Subtotal	546,819
	Amp4 RI43P006005 Knightsville Manor	a. Bathroom renovations	250,949	Amp4 RI43P006005 Knightsville Manor	a. Remove asbestos flooring in apts. and replace	25,000
	Amp5 RI43P006007 Scattered Sites	a. None	0	Amp5 Scattered Sites RI43P006007	a. None	0
	RI43P006008 Scattered Sites	a. None	0	RI43P006008 Scattered Sites	a. None	0
	Total CFP Estimated Cost		\$651,319			\$646,819

8. Capital Fund Program Five Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY:2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Amp1 RI43P006001 Hall Manor	a. None		Amp1 RI43P006001 Hall Manor	a. Paint apartments and common areas	120,000
Amp2 RI43P006002 Budlong Manor	a. None		Amp2 RI43P006002 Budlong Manor	a. Paint apartments and common areas	100,000
RI43P006006 Randall Manor	A. None		RI43P00600 Randall Manor	a. Paint apartments and common areas	130,000
Amp3 RI43P006004 Arlington Manor	a. None		Amp3 RI43P006004 Arlington Manor	a. Apartment bathroom renovations	247,819
RI43P006006 Jennings Manor	a. None		RI43P0060 Jennings Manor	a. None	
Amp4 RI43P006005 Knightsville Manor	a. Replace kitchen cabinets, countertops, and backsplash	642,319	Amp4 RI43P006005 Knightsville Manor	a. Remove astbstos flooring in apts and replace	40,000
Amp5 RI43P006007 Scattered Sites	a. None		Amp5 RI43P006007 Scattered Sites	a. None	
RI43P006008 Scattered Sites	a. None		RI43P006008 Scattered Sites	a. None	
Total CFP Estimated Cost		\$642,319			\$637,319

8. Capital Fund Program Five Year Action Plan

Activities for Year 2 FFY Grant: 2008 PHA FY:2008			Activities for Year 3 FFY Grant: 2009 PHA FY:2009	
Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
a. Administration		PHA- Wide	a. Administration	
1. Administrative Salaries	70,000		1. Administrative Salaries	72,500
b. Fees and costs			b. Fees and costs	
1. A & E fees	50,000		1. A & E fees	52,000
c. Management needs			c. Management needs	
1. Software updates	10,000		1. Software updates	10,000
Subtotal	130,000		Subtotal	134,500

8. Capital Fund Program Five Year Action Plan

Activities for Year 4 FFY Grant: 2010 PHA FY:2010			Activities for Year 5 FFY Grant: 2011 PHA FY:2011	
Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
a. Administration		PHA- Wide	a. Administration	
1. Administrative Salaries	75,000		1. Administrative Salaries	77,500
b. Fees and costs			b. Fees and costs	
1. A & E fees	54,000		1. A & E fees	56,000
c. Management needs			c. Management needs	
1. Software updates	10,000		1. Software updates	10,000
Subtotal	139,000		Subtotal	143,500

ATTACHMENTS

- **FY2005 Capital Fund Program Performance & Evaluation Report**
- **FY2006 Capital Fund Program Performance & Evaluation Report**

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Cranston Housing Authority			Grant Type and Number Capital Fund Program Grant No: RI43P0065105 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 (revision no. 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	10,000	20,000	5,550	5,550
4	1410 Administration	62,500	62,500	62,500	62,500
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	54,000	19,278	19,278	19,278
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	676,000	717,000	696,213	619,287
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	17,110	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	819,610	819,610	783,541	706,615
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				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Cranston Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P0065105 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	
RI43P006001 Hall Manor	a. Remove asbestos, flooring in apts. and replace with new flooring	1460	10%	25,000	40,000	35,000	20,000	Ongoing
RI43P006002	a. Remove asbestos, flooring in apts. and replace with new flooring	1460	10%	25,000	40,000	35,000	20,000	Ongoing
	b. Replace roof	1460	100%	90,000	125,000	125,000	125,000	Complete
	c. Refinish Apt. decks and paint bldg. and windows trim.	1460	100%	16,000	30,000	30,000	30,000	Complete
	Subtotal			131,000	195,000	190,000	175,000	
RI43P006003 Randall Manor	a. Remove asbestos flooring in apt and replace with new flooring	1460	10%	25,000	40,000	35,000	20,000	ongoing

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Cranston Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P0065105 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	
PHA-Wide, (Continued)	c. Management fees							
	1. Software updates	1408		10,000	20,000	5,500	5,500	Ongoing
	d. Contingency	1502		17,110	0	0	0	
	Subtotal			143,610	101,778	87,328	87,328	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: CRANSTON HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: RI43P0065106 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 (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	65,000		65,000	65,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000		24,994	11,597
8	1440 Site Acquisition				
9	1450 Site Improvement	140,000		0	0
10	1460 Dwelling Structures	445,370		197,151	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	20,000		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	720,370		287,145	76,597
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				

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

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: CRANSTON HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: RI43P0065106 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	
RI43P006004 Arlington Manor	a. Fire alarm upgrades	1460	10%	10,000		0	0	In bid process
	b. Crack fill, seal, and reline parking areas	1450	100%	25,000		0	0	Under design
	c. Replace apt. balcony doors	1460	22%	37,914		77,151	0	Awarded
	Subtotal			72,914		77,151		
RI43P006005 Knightsville Manor	a. Fire alarm upgrades	1460	10%	10,000		0	0	In bid process
	b. Apartment and common area painting	1460	100%	136,846		120,000	0	Awarded
	c. Crack fill, seal, and reline parking areas	1450	100%	25,000		0	0	Under design
	Subtotal			171,846		120,000		

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

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: CRANSTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: RI43P0065106 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	
RI43P006006 Jennings Manor	a. Fire alarm upgrades	1460	20%	15,000		0	0	In bid process
	b. Crack fill, seal, and reline parking areas	1450	100%	15,000		0	0	Under design
	Subtotal			30,000		120,000		
RI43P006007 Scattered Sites	a. None							
RI43P006008S Scattered Sites	a. None							
PHA-Wide	a. Administrative Costs							
	1. Executive Director	1410		9,750		9,750	9,750	Complete
	2. Director of Modernization	1410		55,250		55,250	55,250	Complete
	b. Fees and Costs							
	1. A & E Fees	1430		50,000		24,994	11,597	Ongoing

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

PHA Name: CRANSTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: RI43P0065106 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		
RI43P006001 Hall Manor	07/18/08			07/18/10				
RI43P006002 Budlong Manor	07/18/08			07/18/10				
RI43P006003 Randall Manor	07/18/08			07/18/10				
RI43P006004 Arlington Manor	07/18/08			07/18/10				
RI43P006005 Knightsville Manor	07/18/08			07/18/10				
RI43P006006 Jennings Manor	07/18/08			07/18/10				
RI43P007007 Scattered Sites	07/18/08			07/18/08				

