

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

PHA Plans

Annual Plan for Fiscal Year 2008

PHA Plan Agency Identification

PHA Name: *Cranston Housing Authority* **PHA Number:** *RI006*

PHA Fiscal Year Beginning: *10/2008*

PHA Programs Administered:

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

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (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)

**Annual PHA Plan
PHA Fiscal Year 2008**

i. Annual Plan Type:

- Standard Plan**
- Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

This Plan for FY2008 targets several areas of focus:

- *Addressing areas of work that ensures the viability of our properties.*
- *Keeping our aging population in place by continuing to provide support services.*
- *Providing motivated families with the assistance they need to become homeowners.*

These objectives will be implemented through specific activities, which will be financially supported through our operating budget as well as grants from HUD. We continue to use our capital fund to maintain our buildings in order that our future tenants will have the same quality of living that their predecessors have had over the last 30 years.

After administering a family self-sufficiency program for many years, we have placed our family scattered-site program into a Section 32 Homeownership Program, thus extending the opportunity for our families to become first time homebuyers. It is our belief that our Homeownership Program participants will motivate other families towards independence through advancement in the work place.

As an economic incentive to working families, the Cranston Housing Authority has opted to take advantage of Flat Rents. This option has given our working families a chance to retain more of their income, thus giving them a better quality of life.

iii. Annual Plan Table of Contents

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<input checked="" type="checkbox"/> Admissions Policy for Deconcentration (ri006a01)	
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<input checked="" type="checkbox"/> Community Service Description of Implementation (ri006e01)	
<input checked="" type="checkbox"/> Information on Pet Policy (ri006f01)	
<input checked="" type="checkbox"/> Description of Homeownership Programs (ri006g01)	
<input checked="" type="checkbox"/> Other	
Capital Fund Annual Statement (ri006b01)	
Capital Fund Program 5-Year Action Plan (ri006i01)	
FY2005 Capital Fund Program Performance & Evaluation Report (ri006j01)	
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VAWA Statement (ri006h01)	

Supporting Documents Available for Review

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <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 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	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	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	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	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	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
	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

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

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	2468	N/A	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	1952	N/A	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	2387	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	2504	N/A	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: **2005-2010**
- 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:

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

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 checked="" type="checkbox"/>	Combined Section 8 and Public Housing
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)

Housing Needs of Families on the Waiting List			
	# of families	% of total families	Annual Turnover
Waiting list total	930		84
Extremely low income <=30% AMI	756	81%	
Very low income (>30% but <=50% AMI)	129	14%	
Low income (>50% but <80% AMI)	45	5%	
Families with children	407	44%	
Elderly families	274	29%	
Families with Disabilities	249	27%	
White	795	86%	
Black	113	12%	
American Indian	12	1%	
Asian	10	1%	
Characteristics by Bedroom Size (Public Housing Only) 0BR	34	7%	
1BR	436	80%	
2BR	260	10%	
3BR	33	3%	
4BR	2	0%	
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No ** <input type="checkbox"/> Yes ** <i>The Public Housing Elderly/Disabled Waiting List is open. The Homeownership Waiting list is open The Section 8 Waiting List is closed.</i></p> <p>How long has it been closed ? <i>The Section 8 Waiting List has been closed for Seven (7) Years.</i></p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>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</p>			

C. Strategy for Addressing Needs

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-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:

- 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

- 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)

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

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

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

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

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

Strategy 2: Conduct activities to affirmatively further fair housing N/A

- 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)

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	1,389,622	
b) Public Housing Capital Fund	757,113	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,787,368	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
	631,173	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	2,395,692	
4. Other income (list below)	164,110	
4. Non-federal sources (list below)		
Total resources	7,125,078	

3. PHA Policies Governing Eligibility, Selection, and Admissions

A. Public Housing

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- When families are within a certain number of being offered a unit: (state number)
 - When families are within a certain time of being offered a unit: ***Within one month.***
 - Other: (describe)
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug-related activity
 - Rental history
 - Housekeeping
 - Other (describe)
- 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) *Time and Date*

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

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

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- 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.

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: ***The pool of applicant families 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)

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

(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 – *When list is re-opened* .
- 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:

Extra 60 days, or in the case of reasonable accommodation, an additional 60 days.

(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.

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

d. Which of the discretionary (optional) deductions and/or 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) ***Residents are required to report any changes in family composition and decreased in income.***

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

(2) Flat Rents

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

- 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

(1) Payment Standards

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- 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) - **Budget**

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

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

(2) Minimum Rent

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

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

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

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

5. Operations and Management - EXEMPT

A. PHA Management Structure

(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

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

C. Management and Maintenance Policies

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below)

6. PHA Grievance Procedures - EXEMPT

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA 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

A. Capital Fund Activities

(1) Capital Fund Program Annual Statement

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan as Attachment (*ri006b01*)

-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

- 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: (*ri006i01*)

-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)

3. Performance & Evaluation Plan

Attachments:

FY2005 Capital Fund Program Performance & Evaluation Report – (ri006j01)
FY2006 Capital Fund Program Performance & Evaluation Report – (ri006k01)
FY2007 Capital Fund Program Performance & Evaluation Report – (ri6006l01)

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

- 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

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: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

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

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: <i>Budlong Manor</i>	
1b. Development (project) number: RI00600002	
2. Designation type:	
Occupancy by only the elderly <input checked="" type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA's Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input checked="" type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: 04/14/2008	
5. If approved, will this designation constitute a (select one)	
<input checked="" type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected: 71	
7. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: <i>Jennings Manor</i>	
1b. Development (project) number: RI006000003	
2. Designation type:	
Occupancy by only the elderly <input checked="" type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA's Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input checked="" type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: 04/14/2008	
5. If approved, will this designation constitute a (select one)	
<input checked="" type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
7. Number of units affected: 51	
7. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant-Based Assistance

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
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> 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

A. Public Housing

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
1a. Development name: <i>Acquisition Program Scattered Sites</i>
1b. Development (project) number: RI006000005
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" 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: 05/23/2000
5. Number of units affected: 41
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs - EXEMPT

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA has 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)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA 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 - EXEMPT

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)

- P olice 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)

C. Additional information as required by PHDEP/PHDEP Plan

- 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

The CHA Pet Policy is posted in the CHA Management Office at Arlington Manor, 50 Birch Street, Cranston, RI 02920. See attachment (ri006f01) for information on Pet Policy

15. Civil Rights Certifications

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

16. Fiscal Audit

- 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

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

18. Other Information

A. Resident Advisory Board Recommendations

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

Suggestions were received concerning high efficiency lighting not being bright enough. No smoking (in common areas) issue was also discussed.

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: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

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

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

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

Based on the needs identified through the consolidated planning process, the City of Cranston will target resources for rental housing, rehabilitation programs: affordable housing initiatives and down payment assistance to low moderate-income persons.

D. Other Information Required by HUD

ATTACHMENTS

<i>ri006a01</i>	Admissions Policy for Deconcentration
<i>ri006b01</i>	Capital Fund Annual Statement
<i>ri006c01</i>	List of Resident Advisory Board Members
<i>ri006d01</i>	List of Resident Board Members
<i>ri006e01</i>	Community Service Description of Implementation
<i>ri006f01</i>	Information on Pet Policy
<i>ri006g01</i>	Description of Homeownership Programs
<i>ri006h01</i>	VAWA Statement
<i>ri006i01</i>	Capital Fund Program 5-Year Action Plan
<i>ri006j01</i>	FY2005 Capital Fund Program Performance & Evaluation Report
<i>ri006k01</i>	FY2006 Capital Fund Program Performance & Evaluation Report
<i>ri006l01</i>	FY2007 Capital Fund Program Performance & Evaluation Report

ri006a01

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

RESOLUTION NO. 512

DECONCENTRATION POLICY

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

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

APPROVED: _____

Thomas D. Lonardo, Chairman

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: <p style="text-align: center;">Cranston Housing Authority</p>		Grant Type and Number Capital Fund Program Grant No: RI43P00650108 Replacement Housing Factor Grant No:			Federal FY of Grant: <p style="text-align: center;">2008</p>
<input checked="" type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies Revis <input type="checkbox"/> Annual Statement (revision number:)					
Line No.		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	75,700			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	579,657			
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	1502 Contingency	41,756			
20	Amount of Annual Grant: (sum of lines 2-19)	757,113			
21	Amount of line XX Related to LBP Activities				
22	Amount of line XX Related to Section 504 compliance				
23	Amount of line XX Related to Security - Soft Costs				
24	Amount of line XX Related to Security - Hard Costs				
25	Amount of line XX Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				
Signature of Executive Director and Date:			Signature of Public Housing Director/Office of Native American Programs Administrator & Date:		

Annual Statement/Performance and Evaluation Report

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

PHA Name:		Grant Type and Number			Federal FY of Grant			
Cranston Housing Authority		Capital Fund Program Grant No. RI43P00650108 Replacement Housing Factor Grant No.			2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Amp 1								
RI43P006001 Hall Manor	a. Replace hot water tank	1460	100%	50,000				
	b. A & E Costs	1430		5,000				
	c. Contingency	1502		10,000				
	d. Computer software updates	1408		1,000				
	Subtotal			66,000				
Amp 2								
RI43P006002 Budlong Manor	a. Computer software updates	1408		1,000				
RI43P006003 Randall Manor	a. Computer software updates	1408		1,000				
Amp 3								
RI43P006004 Arlington Manor	a. Replace roof	1460	100%	249,657				
	b. A & E Costs	1430		15,000				
	C. Contingency	1502		13,800				
	d. Computer software updates	1408		2,000				
	Subtotal			280,457				
RI43P006006 Jennings Manor	a.. Computer software updates	1408		1,000				

Signature of Executive Director & Date:

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

Annual Statement/Performance and Evaluation Report

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

PHA Name:		Grant Type and Number			Federal FY of Grant			
Cranston Housing Authority		Capital Fund Program Grant No. RI43P00650108 Replacement Housing Factor Grant No.			2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Amp 4 RI43P006005 Knightsville Manor	a. Bathroom renovations b. A & E Costs c. Contingency d. Computer software updates Subtotal	1460 1430 1502 1408	100%	280,000 30,000 17,956 3,000 330,956				
Amp 5 RI43P006007 Scattered sites	a. Computer software updates	1408		500				
RI43P006008 Scattered Sites	a. Computer software updates	1408		500				

Signature of Executive Director & Date:

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

Annual Statement/Performance and Evaluation Report

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

PHA Name: Cranston Housing Authority		Grant Type and Number Capital Fund Program Grant No. RI43P00650108 Replacement Housing Factor Grant No.			Federal FY of Grant 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
COCC	a. Administrative Costs							
	1. Executive Director	1410		11,355				
	2. Director of Modernization	1410		64,345				
	Subtotal			75,700				
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				

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

PHA Name: Cranston Housing Authority	Grant Type and Number Capital Fund Program No: RI43P00650108 Replacement Housing Factor No:	Federal FY of Grant: 2008
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
RI43P006001 Hall Manor	06/12/10			06/12/12			
RI43P006002 Budlong Manor	06/12/10			06/12/12			
RI43P006003 Randall Manor	06/12/10			06/12/12			
RI43P006004 Arlington Manor	06/12/10			06/12/12			
RI43P006005 Knightsville Manor	06/12/10			06/12/12			
RI43P006006 Jennings Manor	06/12/10			06/12/12			
RI43P006007 Scattered Sites	06/12/10			06/12/12			
RI43P006008 Scattered Sites	06/12/10			06/12/12			
COCC	06/12/10			06/12/12			

Signature of Executive Director & Date:	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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RESIDENT ADVISORY BOARD MEMBERS

6-1, 312	Dorothy Swanson	781-3361
6-1, 204	Anthony Abatecola	781-9330
6-2, 103	Barbara Cartwright	941-9794
6-3, C103	Juanita Matos	944-6479
6-4,609	Joseph Neves	946-0483
6-5, 813	Anthony Giardello	946-6642
6-6,101	Margaret Goodwin	946-2914
6-8, 0011	Rachelle Modiano 33 Drowne Street Cranston, RI 02905	941-8415
Section 8	Richard Rodolf 30 Robert Circle Cranston, RI 02905	467-8205

Revised 3/08

ri006d01

Resident Membership on Governing Board

	<u>Term Expiration</u>
Sherrill Marshall 50 Birch Street, Apt. 501 Cranston, Rhode Island 02920	09/09/2008
Barbara Cartwright 100 Arthur Street, Apt. 103 Cranston, Rhode Island 02921	09/09/2008

COMMUNITY SERVICE DESCRIPTION OF IMPLEMENTATION

Effective September 1, 2000, the Cranston Housing implemented the Community Service requirements. To that end, except for any family member who is an exempt individual, each adult resident of public housing must contribute 8 hours per month of community service (not including political activities); or participate in an economic self-sufficiency program for 8 hours per month; or perform 8 hours per month of combined activities.

The CHA will determine compliance with the public housing community service requirements once a year, 30 days prior to the expiration of the resident's lease, in accordance with the principles of due process.

If the CHA determines that a tenant is not in compliance, the CHA will notify that resident of the determination; that the determination is subject to administrative grievance procedures (a court hearing is not precluded); and that the resident's lease will not be renewed unless the resident enters into an agreement with the CHA to make up the missed hours by participating in a self-sufficiency program or contributing to community services.

INFORMATION ON CRANSTON HOUSING AUTHORITY PET POLICY

Residents are permitted to own pets, subject to the requirements of two different laws. Residents in CHA scattered site family housing units are permitted to own pets in accordance with Section 31 of the United States Housing Act and 24 CFR 960.701-707. Residents in CHA elderly/disabled manors are permitted to own pets in accordance with Section 227 of the Housing and Urban-Rural Recovery Act of 1983 and 24 CFR 5.300-5.327. [Companion or service animal needed as a reasonable accommodation is not subject to the Pet Policy].

The Pet Policy is incorporated as Article VII., item (23) of the Residential Lease Agreement between the resident and the Housing Authority. Any resident desiring to keep a pet on authority premises must adhere to the following:

1. Evidence of annual licensing by the City of Cranston, if applicable, will be provided to the Housing Authority prior to approval.
2. Certification that the pet has been neutered or spayed, and written evidence of such from the veterinary, shall be provided prior to approval.
3. The pet will be approved, in writing, prior to its being brought onto the premises.
4. Evidence of annual veterinary care must be provided to the Cranston Housing Authority when requested; and where applicable, including immunizations such as Rabies and Distemper
5. A pet damage deposit in the amount of \$150.00 shall be paid prior to bringing a dog, cat, or fish tank larger than five (5) gallons onto the premises.

SECTION 32 HOMEOWNERSHIP PROGRAM

The Section 32 Homeownership Program replaces the public housing agency homeownership program that was authorized under section 5(h) of the 1937 Act. The Program makes it clear that below-market sales are permitted by the CHA in order to ensure that eligible, low-income buyers have adequate homeownership opportunities. It further provides for the authority to assist with purchases by providing second mortgages. Including “soft” non-cash second mortgages and clearly spells out the financial and credit requirements for a prospective purchaser

ri006h01

VAWA Statement

The Cranston Housing Authority *Admissions and Occupancy Policy* for public housing, our public housing *Residential Lease Agreement* and *Section 8 Administrative Plan* have been revised to comply with the Violence against Women Act (VAWA) of 2005. The policy and lease revisions will enable the Cranston Housing Authority to protect victims of abuse and service the needs of child and adult victims of criminal domestic violence, ultimately protecting them from losing their HUD assisted housing as a consequence of the abuse of which they were the victim.

All applicants (for Public Housing and Rental Assistance) are notified, as part of the screening process, that the housing authority cannot deny admission or terminate tenancy on the basis of applicant having been a victim of domestic violence, etc. A *Notice* has been posted in all housing authority properties, reiterating the housing authority's policy regarding VAWA.

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Cranston Housing Authority	Optional 5-Year Action Plan Tables				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012	
	Annual Statement					
Amp 1						
RI43P006001		1,000	1,000	160,00	0	
Hall Manor						
Amp 2						
RI43P006002		1,000	1,000	150,000	0	
Budlong Manor						
RI43P006003		1,000	1,000	160,000	0	
Randall Manor						
Amp 3						
RI43P006004		673,413	2,000	0	205,000	
Arlington Manor						
RI43P006006		1,000	1,000	135,613	97,956	
Jennings Manor						
Amp 4						
RI43P006005		3,000	674,413	70,000	372,657	
Knightsville Manor						
Amp 5						
RI43P006007		500	500	500	500	
Scattered Sites						
RI43P006008		500	500	500	500	
Scattered Sites						
COCC		75,700	75,700	75,700	75,700	
CFP Funds Listed for 5-year planning		757,113	757,113	757,113	757,113	
Replacement Housing Factor Funds						
Signature of Executive Director & Date:			Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: 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
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision number:)
 Performance and Evaluation Report for Period Ending: **3/31/08** 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	20,000		13,870	13,870
4	1410 Administration	62,500		62,500	62,500
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	19,278		19,278	19,278
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	717,832		717,832	680,344
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	1502 Contingency	0			
20	Amount of Annual Grant: (sum of lines 2-19)	819,610		813,480	775,992
21	Amount of line XX Related to LBP Activities				
22	Amount of line XX Related to Section 504 compliance				
23	Amount of line XX Related to Security - Soft Costs				
24	Amount of line XX Related to Security - Hard Costs				
25	Amount of line XX Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

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

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

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	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
RI43P006001 Hall Manor	a. Remove asbestos, flooring in apt. and replace with new flooring	1460	10%	40,000		40,000	30,000	ongoing
RI43P006002 Budlong Manor	a. Remove asbestos flooring in Apt. replace with new flooring	1460	10%	40,000		40,000	30,000	ongoing
	b. replace roof	1460	100%	125,000		125,000	125,000	complete
	c. Refinish apt. decks & paint bldg. & windows trim;	1460	100%	30,000		30,000	30,000	complete
	Subtotal				195,000		195,000	185,000
RI43P006003 Randall Manor	a. Remove asbestos flooring in apt. & replace with new flooring.	1460	10%	40,000		40,000	30,000	ongoing
	b. Refinish apt. decks & paint bldg. and window trim.	1460	100%	30,000		30,000	30,000	complete
	Subtotal				70,000		70,000	60,000
RI43P006004 Arlington Manor	a. Remove asbestos flooring in Apt. and replace with new flooring	1460	10%	64,380		64,380	56,892	ongoing
	b. Painting of Apartments & common areas	1460	100%	183,452		183,452	183,452	complete
	Subtotal				247,832		247,832	240,344
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Cranston Housing Authority		Grant Type and Number Capital Fund Program Grant No. RI43P0065105 Replacement Housing Factor Grant No.			Federal FY of Grant 2005		
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
RI43P006005 Knightsville Manor	a. Painting of apt. & common areas	1460	100%	50,000		50,000	50,000	complete
RI43P006006 Jennings Manor	a. Replace hot water boiler & storage tank	1460	100%	40,000		40,000	40,000	complete
	b. Painting of Apt. and common areas	1460	100%	75,000		75,000	75,000	complete
	Subtotal			115,000		115,000	115,000	
RI43P006007 Scattered Sites	a. None			0				
RI43P006008 Scattered Sites	a. None			0				

Signature of Executive Director & Date:

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

Annual Statement/Performance and Evaluation Report

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

PHA Name: Cranston Housing Authority	Grant Type and Number Capital Fund Program Grant No. RI43P0065105 Replacement Housing Factor Grant No.	Federal FY of Grant 2005
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	a. Administrative Costs							
	1. Executive Director	1410		9,375		9,375	9,375	requested
	2. Director of Modernization	1410		53,125		53,125	53,125	requested
	b. Fees & Costs							
	1. A& E fees	1430		19,278		19,278	19,278	complete
c. Management needs								
1. Software updates	1408			20,000		13,870	13,870	ongoing
d. Contingency		1502		0				
	Subtotal			101,778		95,648	95,648	

Signature of Executive Director & Date:

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

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

PHA Name: Cranston Housing Authority	Grant Type and Number Capital Fund Program No: RI43P0065105 Replacement Housing Factor No:	Federal FY of Grant: 2005
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
RI43P006001 Hall Manor	09/30/07			09/30/09			
RI43P006002 Budlong Manor	09/30/07			09/30/09			
RI43P006003 Randall Manor	09/30/07			09/30/09			
RI43P006004 Arlington Manor	09/30/07			09/30/09			
RI43P006005 Knightsville Manor	09/30/07			09/30/09			
RI43P006006 Jennings Manor	09/30/07			09/30/09			
RI43P006007 Scattered Sites	09/30/07			09/30/09			
RI43P006008 Scattered Sites	09/30/07			09/30/09			

Signature of Executive Director & Date:	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
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 number:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 3/31/08 <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	45,000		45,000	45,000
4	1410 Administration	65,000		65,000	65,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,000		33,265	28,398
8	1440 Site Acquisition				
9	1450 Site Improvement	37,150		37,150	37,150
10	1460 Dwelling Structures	599,166		527,460	527,460
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 of Debt Service				
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2-19)	781,319		707,875	703,008
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504				
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				
Signature of Executive Director and Date:			Signature of Public Housing Director/Office of Native American Programs Administrator & Date:		

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name:		Grant Type and Number			Federal FY of Grant			
Cranston Housing Authority		Capital Fund Program Grant No. RI43P0065106 Replacement Housing Factor Grant No.			2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
RI43P006001 Hall Manor	a. Replace roof	1460	100%	185,871		185,871	185,871	complete
	b. Fire alarm upgrades	1460	10%	4,303		4,303	4,303	in process
	c. Crack fill, seal and reline parking	1450	100%	5,550		5,550	5,550	complete
	Subtotal			195,724		195,724	195,724	
RI43P006002 Budlong Manor	a. Crack fill, seal and reline parking areas	1450	100%	6,050		6,050	6,050	complete
RI43P006003 Randall Manor	a. Fire alarm upgrades	1460	25%	70,398		70,398	70,398	complete
	b. Crack fill, seal and reline parking	1450	100%	6,550		6,550	6,550	complete
	Subtotal			76,948		76,948	76,948	
RI43P006004 Arlington Manor	a. Fire alarm upgrades	1460	10%	4,304		4,304	4,304	complete
	b. Crack fill, seal and reline parking	1450	100%	6,250		6,250	6,250	complete
	c. Replace apt. balcony door units	1460	22%	41,784		41,784	41,784	complete
	Subtotal			52,338		52,338	52,338	
Signature of Executive Director & Date:			Signature of Public Housing Director/Office of Native American Programs Administrator & Date:					

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name:		Grant Type and Number			Federal FY of Grant			
Cranston Housing Authority		Capital Fund Program Grant No. RI43P0065106 Replacement Housing Factor Grant No.			2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
R143P006005 Knightsville Manor	a. Fire alarm upgrades	1460	10%	4,303		4,303	4,303	complete
	b. Apartment and Common Area painting	1460	100%	166,677		166,677	166,677	complete
	c. Crack fill, seal and reline parking	1450	100%	10,750		10,750	10,750	complete
	Subtotal			181,730		181,730	181,730	
R143P006006 Jennings Manor	a. Fire alarm upgrades	1460	20%	49,820		49,820	49,820	complete
	b. Crack fill, seal and reline parking	1450	100%	2,000		2,000	2,000	complete
	c. Replace heating boilers	1460	100%	71,707		0	0	bid process
	Subtotal			123,527		51,820	51,820	
R143P006007 Scattered Sites	a. None			0				
R143P006008 Scattered Sites	a. None			0				

Signature of Executive Director & Date:

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

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name:		Grant Type and Number			Federal FY of Grant			
Cranston Housing Authority		Capital Fund Program Grant No. RI43P0065106 Replacement Housing Factor Grant No.			2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	a. Administrative Costs							
	1. Executive Director	1410		9,750		9,750	9,750	requested
	2. Director of Modernization	1410		55,250		55,250	55,250	requested
	b. Fees & Costs							
	1. A& E fees	1430		35,000		33,265	28,398	ongoing
c. Management needs								
1. New Software	1408			45,000		45,000	45,000	complete
d. Contingency		1502		0				
	Subtotal			145,000		143,265	138,398	
Signature of Executive Director & Date:			Signature of Public Housing Director/Office of Native American Programs Administrator & Date:					

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

PHA Name: Cranston Housing Authority	Grant Type and Number Capital Fund Program No: RI43P0065106 Replacement Housing Factor No:	Federal FY of Grant: 2006
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
RI43P006001 Hall Manor	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			
RI43P006007 Scattered Sites	07/18/08			07/18/10			
RI43P006008 Scattered Sites	07/18/08			07/18/10			

Signature of Executive Director & Date:	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
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 type="checkbox"/> Original Annual Statement		Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision number:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/08		<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		0	0
4	1410 Administration	67,500		67,500	67,500
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	45,000		19,276	12,344
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	596,319		39,500	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	1502 Contingency	40,338		0	0
20	Amount of Annual Grant: (sum of lines 2-19)	759,157		126,276	79,844
21	Amount of line XX Related to LBP Activities				
22	Amount of line XX Related to Section 504 compliance				
23	Amount of line XX Related to Security - Soft Costs				
24	Amount of line XX Related to Security - Hard Costs				
25	Amount of line XX Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				
Signature of Executive Director and Date:			Signature of Public Housing Director/Office of Native American Programs Administrator & Date:		

Annual Statement/Performance and Evaluation Report

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

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		
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Amp 1 RI43P006001	a. Remove asbestos, flooring in apt. and replace with new flooring	1460	10%	25,000		0	0	not started
	b. Repair spalled bricks on north and south stair towers	1460	10%	25,000		0	0	under design
	Subtotal			50,000				
Amp 2 RI43P006002 Budlong Manor	a. Remove asbestos flooring in apt. & replace with new flooring.	1460	10%	25,000		0	0	not started
RI43P006003 Randall Manor	a. Remove asbestos flooring in Apt. & replace with new flooring	1460	100%	25,000		0	0	not started
	b. Replace all balcony sliding door units	1460	18	45,000		0	0	under design
	Subtotal			95,000		0	0	

Signature of Executive Director & Date:

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

Annual Statement/Performance and Evaluation Report

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

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
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Amp 3 RI43P006004 Arlington Manor	a. Remove asbestos flooring in apts. And replace	1460	10%	25,000		0	0	not started
	b. Patch, caulk, and refinish exterior of building	1460	100%	383,449		0	0	under design
	c. Replace front entrance door system	1460	100%	42,800		39,500	0	started
	Subtotal			451,319		39,500	0	
RI43P006006 Jennings Manor	a. None							
Amp 4 RI43P006005 Knightsville Manor	a. None							
Amp 5 RI43P006007 Scattered Sites	a. None							
RI43P006008 Scattered Sites	a. None							

Signature of Executive Director & Date:

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

Annual Statement/Performance and Evaluation Report

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

PHA Name: Cranston Housing Authority	Grant Type and Number Capital Fund Program Grant No. RI43P0065107 Replacement Housing Factor Grant No.	Federal FY of Grant 2007
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	a. Administrative Costs							
	1. Executive Director	1410		10,125		10,125	10,125	requested
	2. Director of Modernization	1410		57,375		57,375	57,375	requested
	b. Fees & Costs							
	1. A& E fees	1430		45,000		19,276	12,344	ongoing
	c. Management needs							
1. Software updates	1408			10,000		0	0	not started
d. Contingency		1502		40,338		0	0	not used
	Subtotal			162,838		86,776	79,844	

Signature of Executive Director & Date:

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

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

PHA Name: Cranston Housing Authority	Grant Type and Number Capital Fund Program No: RI43P0065107 Replacement Housing Factor No:	Federal FY of Grant: 2007
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Amp 1 RI43P006001 Hall Manor	09/13/09			09/13/11			
Amp 2 RI43P006002 Budlong Manor	09/13/09			09/13/11			
RI43P006003 Randall Manor	09/13/09			09/13/11			
Amp 3 RI43P006004 Arlington Manor	09/13/09			09/13/11			
RI43P006006 Jennings Manor	09/13/09			09/13/11			
Amp 4 RI43P006005 Knightsville Manor	09/13/09			09/13/11			
Amp 5 RI43P006007 Scattered Sites	09/13/09			09/13/11			
RI43P006008 Scattered Sites	09/13/09			09/13/11			

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