

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

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# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009  
Annual Plan for Fiscal Year 2009

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

**PHA Plan  
Agency Identification**

**PHA Name:** Woonsocket Housing Authority

**PHA Number:** RI003

**PHA Fiscal Year Beginning: (01/2009)**

**Public Access to Information**

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

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

**Display Locations For PHA Plans and Supporting Documents**

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

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

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

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

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.5]

**A. Mission**

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

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

The Woonsocket Housing Authority is dedicated to excellence in providing quality, affordable, and safe housing to eligible persons consistent with community needs.

We foster effective and creative partnerships to maximize opportunities that improve the economic and personal well-being of the persons we serve.

Our agency conducts its business in an efficient, professional, and ethical manner without discrimination.

**B. Goals**

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

**GOAL 1: Provide quality, affordable, equal-opportunity housing consistent with applicant and resident needs.**

1. Achieve and maintain 90% or better PHAS score for each of the next 5 years.
2. Achieve and maintain 100% SEMAP score for each of the next 5 years.
3. Achieve and maintain 98% voucher utilization rate for each of the next 5 years.
4. Achieve and maintain 100% occupancy in public housing.
5. Establish 15% of available Section 8 vouchers as project-based.
6. Provide replacement public housing and/or replacement vouchers as existing stock declines through redevelopment and conversions.
7. Provide voucher mobility counseling and landlord outreach.
8. Redesign Service Center to enhance client confidentiality.
9. Review, update if necessary, and maintain leasing materials and resident handbook.

10. Review recertification process to be more user-friendly.
  - Review notification schedules to allow residents to be prepared.
  - Use resident participation funds to educate residents on recertification process and rent recalculations.
  - Develop resident handbook on recertification.
11. Revisit Redevelopment Master Plan at Veterans Memorial.
12. Complete Phase II of Redevelopment Master Plan at Morin Heights.
13. Pursue funding and review Phase III plans to ensure consistency with available funding.
14. Renovate efficiency apartments at Parkview Manor (elderly high-rise) to better meet space needs of residents.
15. Address unit size and configuration at Crepeau Court and St. Germaine Manor elderly high-rises.
16. Research feasibility of resident storage areas.

**GOAL 2: Ensure a safe, drug-free environment within our community.**

1. Annually maintain, refine, and monitor Memorandums of Understanding (MOUs) and contracts with Woonsocket Police Department for community policing, detail officers, and Operation Safe Home.
2. Train residents as floor captains to be utilized during emergencies and for information gathering and dissemination. Use the high-rise buildings as an initial model, and then move to family developments.
3. Increase participation in drug prevention activities, especially among the 16-21 age group. Utilize existing and develop new partnerships to provide drug prevention activities for youth, domestic violence programs, elder abuse prevention, substance abuse prevention, and other programs as determined by needs assessments.
4. Maintain and enhance the central monitoring station of surveillance equipment and access control. Complete installation to all digital recording equipment, eliminating standard VCR tapes. Continue to complement with security staff and cooperation of residents.
5. Upgrade directory access for all high-rise buildings and associated apartments.
6. Refine emergency egress and evacuation plans for high-rise buildings and better communicate the plans to residents. Set up a training program with each floor to ensure that the message is understood. Design and install central public announcement system.
7. Continue fraud prevention and investigation
8. To enforce that applicants and residents comply with HUD and WHA policies, rules, and regulations, implement and further develop policies and procedures for enhanced screening, fraud prevention and investigation, and UIV techniques.
9. Extend smoke-free zones around each building.

**GOAL 3: Develop a continuum of housing options consistent with community needs.**

1. Maintain homeownership program for participants within the Housing Choice Voucher Program.

- Continue to provide appropriate referrals to HCV residents regarding homeownership classes, budgeting classes, and other programs to ensure sound decision-making in purchasing homes throughout the next five years.
  - Continue to look for funding opportunities for the HCV Homeownership Program for the next five years.
2. Develop homeownership opportunities for Public Housing residents.
    - Offer the homeownership program to residents within public housing on an ongoing basis for the next five years.
    - Provide appropriate referrals to Public Housing residents regarding homeownership classes, budgeting classes, and other programs to ensure sound decision-making in purchasing homes throughout the next five years.
    - Provide homeownership opportunities, using Housing Authority owned land and building assets, to income eligible participants with a preference to WHA Homeownership Program participants within the next five years.
    - Continue to look for funding opportunities for the Public Housing Homeownership Program for the next five years.
  3. Maintain an allocation plan for high-rise developments.
    - Apply for and/or set aside designated vouchers as needed to mitigate.
    - Resubmit allocation plan by 2008.
  4. Establish affordable assisted living resources in the City of Woonsocket.
    - Participate on the State's study commission for frail high-rise residents to determine need and, if feasible, establish assisted living program in Woonsocket.
  5. Determine the need for supportive housing for families with disabilities.
    - If supported by need and determined feasible, establish a supportive housing program.
  6. Maintain a homeless preference for admissions.
    - Evaluate the value of the homeless preference.
    - Develop supportive service relationships with community-based organizations to provide programs and services.

**GOAL 4: Advance self-sufficiency and quality of life for public housing residents and Housing Choice Voucher participants.**

1. Continue to provide residents with referrals to city and state-wide agencies who provide a variety of programming for families, seniors, and people who are disabled over the next five years.
2. Continue to partner with various agencies to bring onsite programming to families, seniors, and people who are disabled over the next 5 years:
  - Health organizations
  - ESL/GED
  - Computer training
  - Community service
  - Vocational training
  - Daycare
  - Life skills

- Other organizations that meet the needs of WHA residents
3. Secure funding which may provide onsite educational, recreational, and vocational activities for residents over the next five years.
    - Create a 501(c)(3) nonprofit to pursue private and public funding for WHA resident programs.
  4. Provide training from Neighborhood Networks Grant to residents to advance self-sufficiency over the next three years.
  5. Maintain the HCV FSS Program at 60 slots and increase the Public Housing FSS Program to 50 slots over the next five years.
  6. Advocate for the needs of residents who are elderly, disabled, and families in crisis on the local, state, and federal level.
  7. To assist working residents, begin offering evening office hours one day per week at a WHA management office or the Service Center.
  8. Develop a health/safety check system for elderly residents at the family developments.

**GOAL 5: Manage assets in a fiscally responsible and accountable manner.**

1. Update office computer equipment integrating new technology.
2. Obtain grants and donations from public and private sectors.
3. Expand bulk purchasing process using vendor warehousing.
4. Explore activities that would generate additional income to the Housing Authority.
5. Reduce telephone and other sundry costs.
6. Implement project-based budgeting and accounting and agency-wide asset management program.

**GOAL 6: Promote a positive environment that encourages staff development, participation, and well-being.**

1. Explore the possibilities of community service for WHA staff, formalize the process, and recognize the contributions.
2. Evaluate WHA's staffing needs during annual budget process.
3. Provide ongoing staff computer, customer service, subsidized housing, real estate finance, and professional development training opportunities, cross training where appropriate.
4. Develop a job-shadowing/knowledge exchange program to allow employees to learn about and develop respect for other departments within the WHA.
5. Consistently and fairly administer corrective employee action as necessary.
6. Perform annual employee evaluations for all staff.
7. Empower employees to become involved in the decision-making process by continuing to establish committees.
8. Enhance staff communication and a sense of community through the distribution of an agency-wide newsletter which encompasses the entire WHA population.
9. Revise website to produce an internal and external informative, user-friendly site that is reflective of the work of the WHA.
10. Distribute revised and expanded Personnel Policy to all employees.
11. Encourage supervisors and managers to use positive reinforcement/feedback techniques.

12. Provide ongoing “good health” benefits to all employees, e.g. flu shots, smoking cessation programs, EAP services, etc.
13. Develop a rewards-based Bright Ideas program to encourage employees to suggest improvements to current processes.
14. Identify departments as “teams” to create a culture that emphasizes employee involvement. Hire “team members,” not employees.
15. Develop a procedure for policy updates and dissemination.

**GOAL 7: Develop a positive working relationship with the resident organizations of the Woonsocket Housing Authority.**

1. Work with resident organizations to establish a resident participation policy.
2. Evaluate the availability of additional financial resources for the Resident Advisory Board and other resident associations.
3. Review annually MOUs with Social Clubs and family development resident associations.
4. Review RAB by-laws to conform terms of membership to 5-year annual plan cycle.
5. Establish a clear and concise MOU on resident participation funds.

**Annual PHA Plan**  
**PHA Fiscal Year 2009**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

The Woonsocket Housing Authority's Annual Plan describes the many ways in which the WHA strives to address the housing needs of our community. We constantly reevaluate and refine our programs and policies, including admission preferences, resident service programs, and security measures. This allows the WHA to increase the level of service provided to the community while using all available resources to the maximum advantage.

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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### Attachments

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

#### Required Attachments:

- A Admissions Policy for Deconcentration (ri003a01)**
- B FY 2008 Capital Fund Program Annual Statement (ri003b01)**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

#### Optional Attachments:

- C PHA Management Organizational Chart (ri003c01)**
- D FY 2008 Capital Fund Program 5 Year Action Plan (ri003d01)**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
  - E Pet Policy (ri003e01)**
  - F Community Service Requirement Policy (ri003f01)**
  - G Voluntary Conversion Analysis (ri003g01)**
  - H Resident Advisory Board Members (ri003h01)**
  - I Resident Membership on Board of Commissioners (ri003i01)**
  - J Performance and Evaluation Reports (ri003j02)**
  - K List of Projects Which the Deposition Proceeds Will Be Applied (ri003k02)**
  - L Section 8 Homeownership Capacity Statement (ri003l02)**
  - M Violence Against Women Act (ri003m01)**

### Supporting Documents Available for Review

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is 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 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	Annual Plan: Operations

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	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
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	3,975	5	5	4	3	3	5
Income >30% but <=50% of AMI	2,110	5	5	4	3	3	5
Income >50% but <80% of AMI	2,666	3	5	4	3	3	3
Elderly	2,706	5	3	4	4	2	2
Families with Disabilities	1,700	5	3	4	3	3	5
Ethnicity: Hispanic	1,054	5	5	4	3	3	4
Race: African American	599	5	5	4	3	3	4
Race: Asian	357	5	5	4	3	3	4
Other Races	911	5	5	4	3	3	4

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: 2003
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data

- Indicate year:
- Other housing market study
- Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	483		9%
Extremely low income <=30% AMI	412	86%	
Very low income (>30% but <=50% AMI)	64	13%	
Low income (>50% but <80% AMI)	7	1%	
Families with children	384	80%	
Elderly families	27	6%	
Families with Disabilities	83	10%	
Race: White	147	31%	
Race: African American	57	12%	
Race: Asian	8	1%	
Ethnicity: Hispanic	265	55%	
Characteristics by Bedroom Size			

Housing Needs of Families on the Waiting List			
(Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 24 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	807		30%
Extremely low income <=30% AMI	720	90%	
Very low income (>30% but <=50% AMI)	67	9%	
Low income (>50% but <80% AMI)	20	1%	
Families with children	412	51%	
Elderly families	99	13%	
Families with Disabilities	154	19%	
Race: White	447	56%	
Race: African	61	8%	

Housing Needs of Families on the Waiting List			
American			
Race: Asian	15	1%	
Ethnicity: Hispanic	274	34%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	338	42%	
2 BR	281	34%	
3 BR	160	20%	
4 BR	24	3%	
5 BR	4	1%	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

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

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

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

- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund	*\$2,661,674	
b) Public Housing Capital Fund	\$2,386,997	
c) HOPE VI Revitalization	-	
d) HOPE VI Demolition	-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$4,494,627	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-	
g) Resident Opportunity and Self-Sufficiency Grants	\$50,000	
h) Community Development Block Grant	-	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
i) HOME	-	
Other Federal Grants (list below)		
<i>*Based on 2007 Budget</i>		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
CFP – FY2006	\$31	Public Housing Capital Improvement
CFP – FY2007	\$1,318,966	
CFP – FY2008	\$81,561	
<b>3. Public Housing Dwelling Rental Income</b>	*\$3,970,000	Public Housing Operations
<b>4. Other income (list below)</b>		
Interest & Miscellaneous (Laundry/Antenna)	\$67,000	Public Housing Operations
<b>4. Non-federal sources (list below)</b>		
Department of Elderly Affairs	\$20,000	Public Housing Safety/Security
<b>Total resources</b>	<b>\$5,457,558</b>	
<i>*Based on 2007 Budget</i>		

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

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

##### **(1) Eligibility**

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)

- Other: (describe)  
For the high-rise buildings, eligibility is verified at the time of initial application and interview. For the family developments, eligibility is verified when families are called in to complete the full application, interview, and eligibility determination.

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): Credit Check, Character References, Home Visits

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

## **(2)Waiting List Organization**

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

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

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year? 4

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

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:

Applicants on a site-based waiting list are given one vacant unit choice per site before they are removed from the waiting list for that site.

### **(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)
  - Police officers
  - Severe medical emergency
  - Veterans disabled in the line of duty during an armed conflict

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.

3 Date and Time

Former Federal preferences:

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

High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- 2 Veterans and veterans' families
- 2 Residents who live and/or work in the jurisdiction
- 2 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- 2 Those previously enrolled in educational, training, or upward mobility programs
- 2 Victims of reprisals or hate crimes
- Other preference(s) (list below)
- 1 Police officers
- 2 Severe medical emergency
- 1 Veterans disabled in the line of duty during an armed conflict

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: Resident Handbook

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

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

**N/A: See Attachment A (ri003a01).**

- 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?

**N/A: See Attachment A (ri003a01).**

- c. If the answer to b was yes, what changes were adopted? (select all that apply)  
While not required under the final rule, the Woonsocket Housing Authority has previously adopted admissions policies, as selected, to promote the deconcentration of poverty:

- 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)  
Adopted optional earned income disregards

- 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:  
Morin Heights            RI 3-1

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## **B. Section 8**

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

### **(1) Eligibility**

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

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

b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below)  
Most recent landlord's name and address

### **(2) Waiting List Organization**

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

- None
- Federal public housing

- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

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

- PHA main administrative office
- Other (list below)

**(3) Search Time**

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

If yes, state circumstances below:

The Woonsocket Housing Authority grants extensions if the applicant has been actively searching for a unit.

**(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.

2 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 1 Applicants paying more than 50% of income for rent
- 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
- 1 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)
- 1 Those previously enrolled in educational, training, or upward mobility programs
- 1 Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

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

- This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

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

The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

#### **(5) Special Purpose Section 8 Assistance Programs**

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

The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

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

Through published notices

Other (list below)

### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

#### **A. Public Housing**

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

#### **(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

A hardship exists in the following circumstances:

1. The family has lost eligibility for or is waiting an eligibility determination for a Federal, State, or local assistance program
2. The family would be evicted as a result of the imposition of the minimum rent requirement
3. The income of the family has decreased because of changed circumstances, including loss of employment
4. When the family has an increase in expenses because of changed circumstances, such as for medical costs, childcare, transportation, education, or similar items
5. When a death has occurred in the family

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)
  - Child support payments (court-ordered, for any child not living in the household) up to a maximum of \$480 per year/per child (with proof of payment record)
  - Alimony payments (court-ordered) up to a maximum of \$550 per year/per spouse (with proof of payment record)
  - Any portion of earned income that a household pays to obtain medical insurance

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)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)

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

## **(2) Flat Rents**

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

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

## **B. Section 8 Tenant-Based Assistance**

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

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

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

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

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

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

Other (list below)

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

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

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

- Annually
- Other (list below)

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

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

## **(2) Minimum Rent**

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

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

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

A hardship exists in the following circumstances:

1. The family has lost eligibility for or is waiting an eligibility determination for a Federal, State, or local assistance program
2. The family would be evicted as a result of the imposition of the minimum rent requirement
3. The income of the family has decreased because of changed circumstances, including loss of employment
4. When the family has an increase in expenses because of changed circumstances, such as for medical costs, childcare, transportation, education, or similar items
5. When a death has occurred in the family

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

**A. PHA Management Structure**

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached at **Attachment C (ri003c01)**.
- A brief description of the management structure and organization of the PHA follows:

**B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	1,260	15%
Section 8 Vouchers	683	1%
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**

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

- (1) Public Housing Maintenance and Management: (list below)
  - Admissions and Continued Occupancy Policy
  - Grievance Policy

Resident Handbook  
Pest Control Policy  
Blood Borne Disease Policy  
Ethics Policy  
Personnel Policy  
Pet Policy  
Community Service Requirement Policy

- (2) Section 8 Management: (list below)  
Housing Choice Voucher Program Administrative Plan

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

### **A. Public Housing**

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

If yes, list additions to federal requirements below:

Residents have a right to informal and formal grievances.

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:

Applicants and assisted families have a right to informal and formal grievances.

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)  
Section 8 Office

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

### **A. Capital Fund Activities**

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

#### **(1) Capital Fund Program Annual Statement**

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at **Attachment B (ri003b01)**.

-or-

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

#### **(2) Optional 5-Year Action Plan**

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

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

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at **Attachment D (ri003d01)**.

-or-

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

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

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

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

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

If yes, list development name/s below:

Morin Heights RI 3-1  
Veterans Memorial RI 3-2

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:

**See Attachment K (ri003k01).**

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

If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Scattered Sites 1b. Development (project) number: Amp 007 RI 3-7 & RI 3-8
2. Activity type: Demolition Disposition X
3. Application status (select one) Approved Submitted, pending approval X Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (04/29/2008)
5. Number of units affected: 51 6. Coverage of action (select one) Part of the development X Total development
7. Timeline for activity: a. Actual or projected start date of activity: 1/2009 b. Projected end date of activity: 1/2010

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

[24 CFR Part 903.7 9 (i)]

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

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act

of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	Parkview Manor
1b. Development (project) number:	RI 3-3
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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>Approved</u> 07/16/2002
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:	120
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development (85% of non-wheelchair units) <input type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	Kennedy Manor
1b. Development (project) number:	RI 3-4
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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/>

Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>Approved</u> <u>07/16/2002</u>
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: 198 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (85% of non-wheelchair units) <input type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Crepeau Court 1b. Development (project) number: RI 3-5A
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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>Approved</u> <u>07/16/2002</u>
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?
8. Number of units affected: 153 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (85% of non-wheelchair units) <input type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: St. Germain Manor 1b. Development (project) number: RI 3-5B
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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/>

Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>Approved</u> <u>07/16/2002</u>
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?
9. Number of units affected: 153 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (85% of non-wheelchair units) <input type="checkbox"/> Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

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

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

**See Attachment G (ri003g001).**

#### 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.

<b>Conversion of Public Housing Activity Description</b>
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.  Yes  No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

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

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

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

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

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

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

PHA status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

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

**B. Section 8 Tenant Based Assistance**

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

2. Program Description:

In accordance with 24 CFR Part M, the Woonsocket Housing Authority (WHA) will offer homeownership options to those families that receive Housing Choice Voucher tenant-based assistance.

The purpose of the Housing Choice Voucher Homeownership Program is to promote homeownership opportunities, self-sufficiency training and support, and community advancement. To implement this option, the WHA will partner with City and State governmental institutions and local agencies to provide services, support, and expertise in a multitude of areas. These partnerships will significantly strengthen participants' potential for success. Additionally, the WHA is committed to minimizing defaults which negatively impact the family and neighborhood.

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:

In addition to the HUD minimum income requirement for non-elderly/disabled families, the Woonsocket Housing Authority has established a minimum income standard of 30% area median income for household size.

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (1)]

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

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 02/23/2001

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

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

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

**Services and Programs**

<b>Program Name &amp; Description</b> (including location, if appropriate)	<b>Estimated Size</b>	<b>Allocation Method</b> (waiting list/random selection/specific criteria/other)	<b>Access</b> (development office / PHA main office / other provider name)	<b>Eligibility</b> (public housing or section 8 participants or both)
Preventative Health Promotion Programming – Nursing Clinics	452 residents	Other	WHA High-rise Resident Services Department	Public housing residents
VNS Preventative Health Promotion Programming – Chair Aerobics	80 residents	Other	WHA High-rise Resident Services Department	Public housing residents
Better Health Collaborative – Preventative Health Promotion Programming – Health Fair & Educational Workshop Series	125 residents	Other	WHA High-rise Resident Services Department	Public housing residents
Telephone Reassurance Program – Once a day health and safety check	12 residents	Other	WHA Security Department	Public housing residents
Refrigerator Card/Wallet Card Programs	657 residents	Other	WHA Security Department, WPD, & WFD	Public housing residents & community
Management Meetings	275 residents	Other	WHA Security, Management Office, & Resident Services	Public housing residents
Computer Labs	50 residents	Other	WHA High-rise Resident Services Department	Public housing residents
Meal-Site Program – Noon day meals served in the community room of each high-rise	15,000 meals served annually	Other	Woonsocket Senior Services	Public housing residents
Home delivered meal program – Noon day meals delivered to apartments	9,000 meals served annually	Specific criteria	Woonsocket Retired Senior Volunteer Program	Public housing residents
Transportation to local markets	50 residents per week	Other	WHA High-rise Resident Services Department	Public housing residents
Movie Nights	645 residents	Other	WHA High-rise Resident Services Department	Public housing residents
WHA Educational Series	200 residents	Other	WHA High-rise Resident Services Department	Public housing residents

Monthly Calendar	657 residents		WHA High-rise Resident Services Department	Public Housing residents
Monthly newsletter	657 residents	Other	WHA High-rise Resident Services Department	Public housing residents
Hearts & Hands – Group of resident volunteers made quilts for hospitalized children	416 residents	Other	WHA High-rise Resident Services Department	Public housing residents
Old Friends, New Friends – Intergenerational Activities	15 residents	Other	WHA High-rise Resident Services Department	Public housing residents
Beautification Projects	20 residents	Other	WHA High-rise Resident Services Department	Public housing residents
Monthly Educational Workshop & Programs	300 residents	Other	WHA High-rise Resident Services Department	Public housing residents
Pharmaceutical Care Program – Provides pharmaceutical counseling services onsite	60 residents	Other	WHA High-rise Resident Services Department, URI, RIPAYE	Public housing residents
Postman – Onsite postal services	622 residents	Other	US Postal Service	Public housing residents
GED, ESL, and Literacy Classes	30 adults	Other	Project RIRAL	Public housing residents, Section 8, and Community
Teen Group	20 youth weekly	Other	WHA Family Resident Services Department	Public housing teen residents
Summer Youth Employment	4 youths	Specific criteria	Family Resources	Public housing residents
Thundermist Pediatric Dental Clinic	25 youth	Specific criteria	Thundermist Health Associates	Public housing residents
Boy Scouts/Cub Scouts	30 boys weekly	Other	Boy Scouts of America	Public housing residents, Section 8, and Community
Girl Scouts	10 girls weekly	Other	Girl Scouts of America	Public housing residents, Section 8, and Community
Computer Labs at Family Developments	1,000 hours of use	Other	WHA Family Resident Services Department	Public housing residents
After School Homework Club	75 youth	Other	WHA Family Resident Services Department	Public housing residents
Various Youth Activities	515 youth	Other	WHA Family Resident Services Department	Public housing residents

Self-Sufficiency Workshops	15 residents monthly	Other	WHA Family Resident Services Department	Public housing residents and Section 8
Even Start Program – Family Literacy Program	30 adults	Specific criteria	Even Start Program	Public housing residents, Section 8, and Community
Even Start Day Care	15 children	Specific criteria	Even Start Program	Public housing residents, Section 8, and Community
Family Safety Days at each family development	600 residents	Other	WHA and Resident Associations	Public housing residents
Domestic Violence Workshops	50 adults	Other	Sojourner House	Public housing residents
One-on-One Counseling for Domestic Violence	20 adults	Specific criteria	Sojourner House	Public housing residents
Boys & Girls Club after school program	39 youth daily school year	Specific criteria	Woonsocket Boys & Girls Club	Public housing residents and community
Summer Lunch Program	2,500 lunches in summer	Specific criteria	City of Woonsocket & WHA	Public housing residents and community
Neighborhood Networks Activities	25 residents weekly	Other	WHA Family Resident Services Department	Public housing residents

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	Not mandated	12 (As of: 08/02/2004)
Section 8	Not mandated	31 (As of: 08/01/2004)

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:

The Woonsocket Housing Authority is not mandated to have an FSS Program.

### 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)

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

See Attachment F (ri003f01).

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

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

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

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

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

- Morin Heights            RI 3-1
- Veterans Memorial    RI 3-2
- Scattered Sites        RI 3-7, RI 3-8

**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)

- Morin Heights            RI 3-1
- Veterans Memorial    RI 3-2
- Scattered Sites        RI 3-7, RI 3-8

**C. Coordination between PHA and the police**

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents

- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

- Morin Heights            RI 3-1
- Veterans Memorial    RI 3-2
- Scattered Sites        RI 3-7, RI 3-8

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

See Attachment E (ri003e01).

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
  
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)  
 Attached at Attachment (File name)  
 Provided below:
  
3. In what manner did the PHA address those comments? (select all that apply)  
 Considered comments, but determined that no changes to the PHA Plan were necessary.  
 The PHA changed portions of the PHA Plan in response to comments  
List changes below:  
 Other: (list below)

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

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

3. Description of Resident Election Process

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

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

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

1. Consolidated Plan jurisdiction: City of Woonsocket
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)

The Consolidated Plan of the City of Woonsocket supports the WHA Plan by describing and documenting the housing needs of specific populations within the City. In addition, the Consolidated Plan identifies the WHA as a partner in the implementation of components of its strategic plan, including providing housing opportunities for extremely low-income families and individuals, increased homeownership opportunities, and neighborhood revitalization.

#### **D. Other Information Required by HUD**

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

In regards to what constitutes a substantial change in the Plan, the Housing Authority will consider the following a substantial change:

1. Any policy change that has an adverse financial impact on the residents.
2. Any change in admissions criteria including a change in preferences and/or ordering of the waiting list.
3. Any proposed demolition to units.
4. Any mixed financing for capital improvements.

## ATTACHMENT A

### **Component 3, (6) Deconcentration and Income Mixing**

- a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

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

**10.7 DECONCENTRATION POLICY** *(This policy has been adopted even though our analysis has indicated no current need for policy.)*

**Woonsocket Housing Authority  
Board of Commissioners, Resolution 885**

Whereas, the Quality Housing and Work Responsibility Act of 1998 requires Housing Authorities to develop policies that are designed to provide for the Deconcentration of poverty and income mixing by increasing the number of higher income families in lower income public housing developments and increasing the number of lower income families in higher income public housing developments, and

Whereas, the Woonsocket Housing Authority developments, RI 3-1 Morin Heights, RI 3-2 Veterans’ Memorial, RI 3-7 and 3-8 Scattered Sites, RI 3-3 Parkview Manor, RI 3-4 Kennedy Manor, RI 3-5 Crepeau Court and RI 3-6 St. Germain Manor are subject to the aforementioned Deconcentration, and

Whereas, the Housing Authority has established a preference for working persons and persons near working, and

Whereas, the Housing Authority has established a ceiling rent to sustain families whose incomes increase, and

Whereas, the Housing Authority has a Campus of Learners and a Family Self-Sufficiency Program to promote residents becoming wage earners, and

Whereas, the Housing Authority has adopted an optional income disregard where the Housing Authority will exclude from annual income interim increases in household income less than \$150 per month, and

Whereas, the Housing Authority has developed a Master Plan for its two family developments with enhancements to further attract a broader range of incomes.

Now therefore, be it resolved:

Section 1: The Woonsocket Housing Authority has implemented a public housing Deconcentration of poverty policy that primarily relies on increasing the incomes of persons already living in its public housing developments by providing incentives for working families to remain in public housing. Further, the Woonsocket Housing Authority will monitor the effects of the agency's policy and as necessary make future revisions in its admissions policy in consultation with the Woonsocket Residents Advisory Board, to continue to provide for Deconcentration of poverty and income mixing.

**Annual Statement/Performance and Evaluation Report**

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

PHA Name: WOONSOCKET HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009		
X Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) Performance and Evaluation Report for Period Ending: 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	232,037				
3	1408 Management Improvements	147,500				
4	1410 Administration	232,037				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	885,878				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment	50,000				
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service	772,925				
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,320,377				
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security – Soft Costs	50,000				
25	Amount of Line 21 Related to Security – Hard Costs					

### Annual Statement/Performance and Evaluation Report

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

PHA Name: WOONSOCKET HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report					
Line No.		Summary by Development Account		Total Actual Cost	
		Original		Obligated	
26		Amount of line 21 Related to Energy Conservation Measures		Expended	

### Annual Statement/Performance and Evaluation Report

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

PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original	Total Actual Cost Funds Obligated	Status of Work
COCO				Revised	Funds Expended	
Amp 001 (RI 3-1) Morin Heights	1 Admin Salaries & Fringes 2 Operating Subsidy 3 Debt Service 4 Community Policing 5 Purchase/install New Software/Train 6 Purchase Computer Hardware	1410 1406 1501 1408 1408 1475		232,037 33,148 772,925 25,000 6,500 7,148		
Amp 002 (RI 3-2) Veteran Memorial	7 Community Policing 8 Operating Subsidy 9 Purchase/install New Software/Train 10 Purchase Computer Hardware	1408 1406 1408 1475		25,000 33,148 6,500 7,142		

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

PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised	
				Funds Obligated	Funds Expended	
Amp 003 (RI 3-3) Parkview Manor	11 Operating Subsidy	1406		33,148		
	12 Generator Upgrade	1460		110,539		
	13 Community Policing	1408		0		
	14 Purchase/Install New Software/Train	1408		6,500		
	15 Purchase Computer Hardware	1475		7,142		
Amp 004 (RI 3-4) Kennedy Manor	16 Exterior/ Roof /Generator	1460		209,833		
	17 Exterior/Porch Repairs	1460		135,917		
	18 Operating Subsidy	1406		33,148		
	19 Community Policing	1408		0		
	Purchase/Install New Software/Train	1408		6,500		
Amp 005 (RI 3-5A) Crepeau Court	21 Purchase Computer Hardware	1475		7,142		
	22 Operating Subsidy	1406		33,148		
	23 Generator Upgrade	1460		209,829		
	24 Community Policing	1408		0		
	Purchase/Install New Software/Train	1408		6,500		
Amp 006 (RI 3-5B) St. Germain Manor	26 Purchase Computer Hardware	1475		7,142		
	27 Operating Subsidy	1406		33,148		
	28 Trash Compactor System	1460		209,829		
	29 Community Policing	1408		0		
	Purchase/Install New Software/Train	1408		6,500		
	31 Purchase Computer Hardware	1475		7,142		

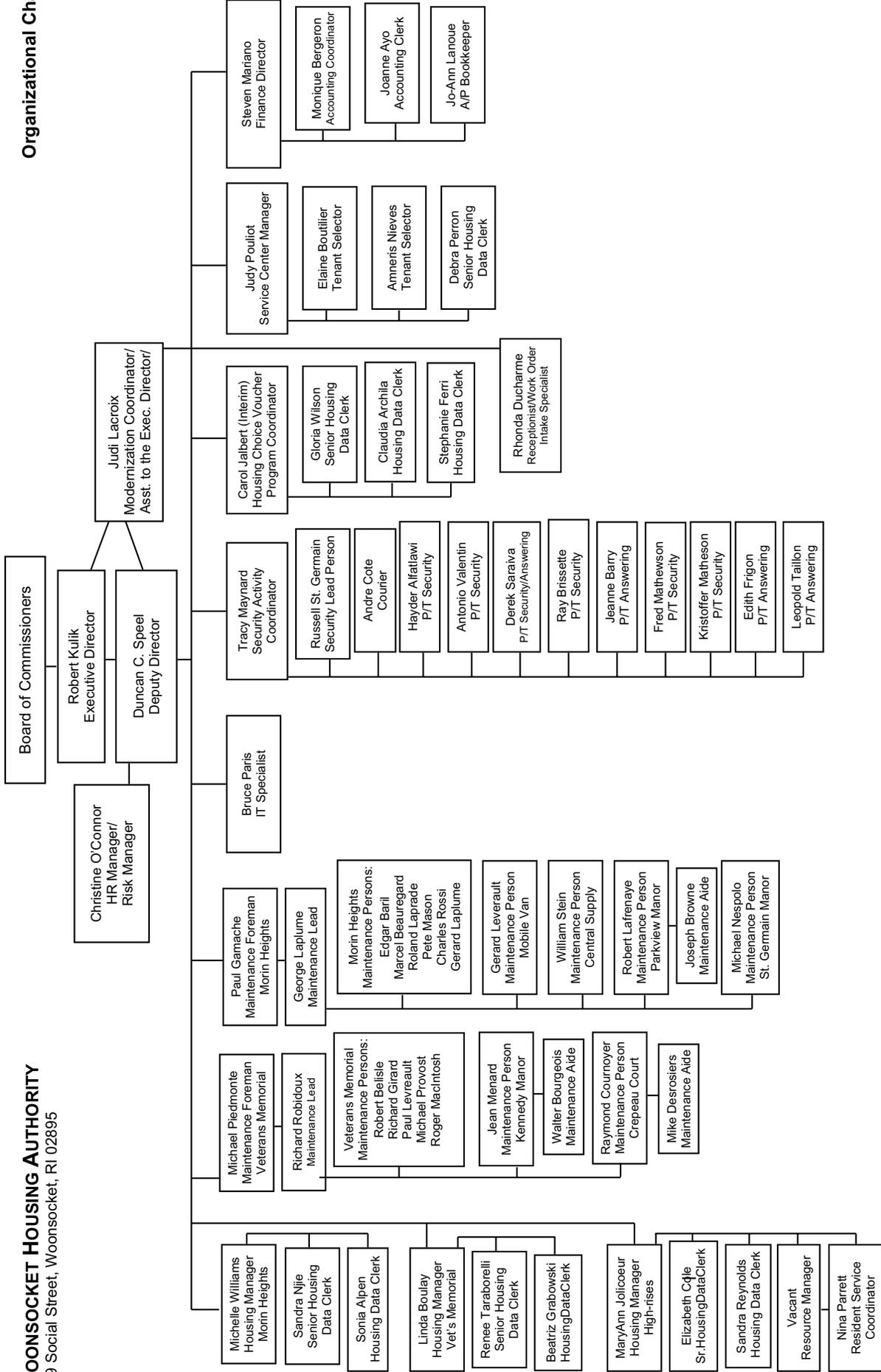
**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised	
Amp 007 (RI 3-7 & 3-8) Scattered Sites	32 Operating Subsidy 33 Community Policing 34 Grant Writing/Special Projects 35 Purchase Computer Hardware	1406 1408 1408 1475		33,148 0 58,500 7,142		

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

PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program No: RI 43-P003-50109 Replacement Housing Factor No:		Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates		
			Original	Revised	
COCC					
Amp 001 RI 3-1 Morin Heights	9/30/2011	9/30/2013			





## Capital Fund Program Five-Year Action Plan Part I: Summary

PHA Name Woonsocket Housing Authority	Year 1 2009	Work Statement for Year 2 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 3 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 4 FFY Grant: 2012 PHA FY: 2012	Work Statement for Year 5 FFY Grant: 2013 PHA FY: 2013
COCC	Annual Statement	232,037	232,037	232,037	232,037
Amp 001 Morin Heights		831,074	831,073	831,073	831,073
Amp 002 Veteran's Memorial		382,507	611,054	533,995	266,960
Amp 003 Parkview Manor		206,897	183,148	159,416	143,416
Amp 004 Kennedy Manor		255,230	183,148	111,936	183,148
Amp 005 Crepeau Court		189,742	213,621	205,548	265,728
Amp 006 St. Germain Manor		189,742	33,148	2163,224	364,867
Amp 007 Scattered Sites		33,148	33,148	33,148	33,148
CFP Funds Listed for 5-year planning		2,320,377	2,320,377	2,320,377	2,320,377
Replacement Housing Factor Funds					

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2010 PHA FY: 2010		Activities for Year: <u>3</u> FFY Grant: 2011 PHA FY: 2011			
	Development Name/Number	Major Work Categories	<i>Estimated Cost</i>	Development Name/Number	Major Work Categories	Estimated Cost
<i>See</i>	Amp 001 Morin Heights	Debt Services	772,925	Amp 001 Morin Heights	Debt Services Operating Subsidy Community Policing	772,925 33,148 25,000
<i>Annual</i>		Operating Subsidy Community Policing	33,149 25,000			
Statement		<i>Subtotal</i>	831,074		<i>Subtotal</i>	831,073
	Amp 002 Veteran's Memorial	Operating Subsidy Community Policing Site Improvement Entrance Doors	33,148 25,000 60,000 264,359	Amp 002 Veteran's Memorial	Lead Abatement Operating Subsidy Community Policing	552,905 33,149 25,000
		<i>Subtotal</i>	382,507		<i>Subtotal</i>	611,054
	Amp 003 Parkview Manor	New Trash Compactors Corridor PA System Operating Subsidy Community Policing	90,155 83,594 33,148 0	Amp 003 Parkview Manor	New Generators Operating Subsidy Community Policing	150,000 33,148 0
		<i>Subtotal</i>	206,897		<i>Subtotal</i>	183,148
	Amp 004 Kennedy Manor	Corridor PA System Domestic Hot Water Tank New Trash Compactors Operating Subsidy Community Policing	86,609 75,473 60,000 33,148 0	Amp 004 Kennedy Manor	New Generators Operating Subsidy Community Policing	150,000 33,148 0
		<i>Subtotal</i>	255,230		<i>Subtotal</i>	183,148
	Amp 005 Crepeau Court	Corridor PA System New Boilers New Trash Compactors Operating Subsidy Community Policing	86,594 10,000 60,000 33,148 0	Amp 005 Crepeau Court	New Generators Operating Subsidy Community Policing Function Rooms	150,000 33,148 0 30,473
		<i>Subtotal</i>	189,742		<i>Subtotal</i>	213,621





# ATTACHMENT E

## **PHA PLAN- Component 14**

### **Pet Policy – Woonsocket Housing Authority**

**POLICY:** Effective January 1, 2001 the Housing Authority of the City of Woonsocket, Rhode Island will have in effect a PET POLICY. In order to accommodate residents fairly and equitably one policy will be enforced for all properties owned and managed by the WHA (family developments, high rise buildings and scattered sites). Residents who opt to house a dog or cat will be required to pay a security deposit of one month's rent (not to exceed \$ 300.00) for this privilege.

**'LEASH' BOARD:** A LEASH (LEASE ENFORCEMENT of ANIMAL SAFETY in HOUSING) Board of five (5) members shall be established to hear complaints, grievances, and appeals of pet owners. Two (2) 'LEASH ' members appointed by the Executive Director will be representatives of the WHA and two (2) representatives of the Resident Advisory Board (RAB) will also be members. Additionally one (1) other individual with an affiliation of pet ownership and care will also be requested to become a member of the 'LEASH' Board. LEASH will meet to discuss changes in the PET POLICY and on an as needed basis.

**ACCEPTABLE PETS:** Only common household pets will be allowed: cat, dog, bird, hamster, iguana, gerbil, guinea pig, rabbit, and fish. If the pet is a dog, the maximum weight cannot exceed 20 pounds at full maturity.

**UNACCEPTABLE PETS:** Any animal normally found in the wild (raccoons, skunks, squirrels etc). Also pigeons, ferrets, snakes, spiders, chickens, ducks, birds of prey (hawks, falcons, etc.)

**RULES and REGULATIONS:** Reflecting the laws of the State of Rhode Island, and further mirroring an enhancing the laws of the City of Woonsocket, dogs are not allowed to roam freely at any time and must be properly licensed and immunized. Cats will not be allowed to roam freely and must be properly immunized. Dogs and cats are required to be spayed or neutered at the proper age, with proof of all aforementioned given to the WHA. Pet owners must prevent their pet from nuisances such as excessive barking, chirping, howling, meowing, whining or any other unruly behavior that would disturb the health, safety, comfort or quiet enjoyment of their neighbors at all times. Animals found loose will be brought to an animal shelter at no expense to the WHA.

**INTERIOR OF UNIT:** In order to assure the safety of WHA personnel, dogs must be contained in secure metal cages whenever an employee is expected at the unit, or whenever the head of the household is not at home. Resident pet owners are prohibited from altering their unit to accommodate a pet. Resident pet owners will prevent the animal from causing damage to the interior of the unit. Pet owners must keep their units clean, sanitary and free of pet odors and infestation of insects. Animal waste must be properly bagged and disposed of in the dumpster.

**EXTERIOR OF UNIT:** No dogs can be tied at either the front or rear stairs or in the front or rear yards. No dog coops, cages, pens, or hutches are permitted on the property. Resident pet owners will prevent the animal from causing damage to all exterior yard areas including landscaping. Pet owners must keep their yards clean, sanitary and free of pet odors and infestation of insects. Animal waste must be cleaned immediately by the pet owner, properly bagged and disposed of in the dumpster.

**SPONSORS:** In the event a resident pet owner has neglected, abused, or abandoned their pet, or another emergency situation exists the pet owner must provide the WHA the names, addresses and telephone numbers of two (2) adult individuals who will take immediate full responsibility of the pet. If these individuals are unavailable at the time a situation becomes known, the WHA will remove the pet or cause to have the pet removed to an animal care facility at the cost of the resident pet owner.

**INSURANCE:** Although not required, it is strongly recommended that pet owners obtain insurance for their own protection. The WHA requires pet owners to sign documentation indemnifying the Authority against pet related litigation, attorney's fees, and any and all personal injury claims.

**FEES:** In addition to fines imposed by the City of Woonsocket regarding pets, the WHA reserves the right to impose fees to resident pet owners who lack responsibility and show little regard to the rules and regulations of the WHA pet policy.

## **ATTACHMENT F**

### **Resolution 923**

#### **POLICY:**

#### **WHA Community Service Requirement**

It is the obligation of all adult residents who live within Woonsocket Housing, who are not exempted to perform community service, participate in an economic self-sufficiency program or a combination of either for at least 8 hours per month. The lease specifies that it (the lease) will be renewed automatically for all purposes unless the family fails to comply with service requirement. Violation of the service requirement is grounds for non-renewal of the lease at the end of the twelve-month lease term, but not for termination during the course of the twelve-month lease term. Residents who qualify for the requirement will begin participation on the first annual renewal date of their lease after January 1, 2001. All residents will be reviewed for eligibility annually at least thirty days before the end of the twelve-month lease term.

Residents exempted from the program are adults who are:

1. 62 years or older
2. A person with a disability as defined by the Social Security Act or the primary care taker of a person with a disability
3. Engaged in work activity
4. Enrolled in an educational program, welfare to work program
5. A member of family receiving benefits from a state funded program such as the Department of Human Services who has not been sanctioned

All residents are responsible for informing the Housing Authority of a change in their exemption status for this program. A Memorandum of Understanding is in effect with the Rhode Island Department of Human Services so that WHA may verify information regarding a person's exemption status.

Community service is voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance residents self-sufficiency, or increase residents self-sufficiency in the community. In implementing the service requirement, WHA may not substitute community service or self-sufficiency activities performed by residents for work ordinarily performed by WHA employees, or replace any job at any location where residents perform activities to satisfy the requirement.

At the initiation of a resident's service, a Service Verification Form must be completed which collects data on the place of service. This form will be returned to the Housing Manager for approval. If a proposed community service activity is not found to meet the above requirements, the resident will be referred to Resident Services for assistance in obtaining a qualifying placement. Residents who do not pre-approve their placement risk completing service that does not fulfill the requirement and jeopardizes their ability to meet the terms of the lease.

At least thirty days before the end of the twelve-month term of a lease, eligible residents are required to produce documentation of their service. Verification will consist of a signed letter from the location where the service was performed, that states the place at which the service occurred, the start date of service, the total number of hours of service, and the contact person's name, phone number, and address. The Housing Authority reserves the right to verify the information being presented by contacting the contact person.

If the Housing Authority determines there is a resident who is required to fulfill the service requirement, but who has violated his obligation, WHA will notify residents of this determination. The notice must briefly describe the noncompliance, inform residents of their right to a grievance hearing, and state that the WHA will not renew the lease at the end of the twelve-month lease term unless the resident meets one of the following requirements:

1. The resident and any other noncompliant residents enter into a written agreement with WHA to cure such noncompliance.
2. The resident shows satisfactory evidence to WHA that the noncompliant resident no longer resides in the unit.

If a resident has violated the service requirement, WHA may not renew the lease upon expiration of the terms unless a written agreement to cure such non-compliance is established or all other family members who are subject to mandatory service are compliant and non-compliant family members no longer reside in the unit.

# ATTACHMENT G

## Woonsocket Housing Authority Component 10 (B) Voluntary Conversion Initial Assessment

- a) How many of the PHA's developments are subject to the Required Initial Assessments?

There are four (4) ACCs subject to the Voluntary Conversion Analysis. These are:

Morin Heights (RI 3-1)  
Veteran's Memorial (RI 3-2)  
Scattered Site (RI 3-7)  
Scattered Site (RI 3-8)

- b) How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

There are four (4) ACCs not subject to the Voluntary Conversion Analysis as Elderly/Disabled developments. These are:

Parkview Manor (RI 3-3)  
Kennedy Manor (RI 3-4)  
Crepeau Court (RI 3-5A)  
St. Germain (RI 3-5B)

- c) How many Assessments were conducted for the PHA's covered developments?

All four covered developments have had an initial assessment. This initial assessment relied on existing data including a Physical Needs Assessment (PNA) from 1997, a basic allocation of operating costs by unit and recent Section 8 rent reasonableness data.

The analysis was prepared using the Appendix A to the Proposed Rule on Voluntary Conversion, which was published July 23, 2001.

The Authority is in the process of updating the PNA and will be working on development of different operating cost assumptions for its elderly/disabled high-rises and family Townhouse developments. The Authority will also review its cost per Section 8 unit using the new FMR under the Final Rule due for publication during the Fall of 2001.

- d) Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

At the current time, the Housing Authority has not identified any developments suitable for conversion.

Development Name	Number of Units

- a) If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

This information must be provided as a required attachment to the PHA Plan template.

## ATTACHMENT H

**WOONSOCKET RESIDENT ADVISORY BOARD (WRAB)  
of the Woonsocket Housing Authority  
Woonsocket, Rhode Island, 02895**

Gail Michaud, President	401 762-8139
Lucienne Cote, Vice President	401 356-1145
Janet Lavoie, Treasurer	401 766-7864

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**Members:**

Candy Seldon	26 Morin Heights	769-3391
Denise Leveillee	Kennedy Manor #802	766-0963
Dora Wilson	48 Olo Street (Section 8)	767-1719
Gail Michaud	96 Arnold Street (Scattered Sites)	765-0905 / 769-1480
Janet C. Lavoie	218 Pond Street #313 (Parkview)	766-7864
Judith Dance	381 3 <sup>rd</sup> Avenue, Apt. 302 (Section 8)	769-7072
Lorraine Lanctot	100 Front Street #512 (Crepeau Ct.)	766-0810
Lucienne Cote	218 Pond Street #812 (Parkview)	356-1145
Madeline Dominick	100 Front Street #812 (Crepeau Ct.)	766-7061
Robert V. Hayes	229 Morin Heights Blvd.	766-9591
Doris Miles	429 E. School Street #912 (St. Germain)	766-4361
Alice Griffin	429 E. School Street #211 (St. Germain)	766-0227

# **ATTACHMENT I**

## **Woonsocket Housing Authority Board of Commissioners**

### **RESIDENT MEMBERS:**

There are two (2) slots on the Board of Commissioners for residents. Both are appointed by the Mayor as a result of a legislative change that increased our Board from 5 members to 7 members with 2 members being residents.

The members and their terms are:

Lucienne Cote	2/29/2008 - 3/10/2013
Gerard Remillard	2/25/2008 – 3/14/2011

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

PHA Name: **WOONSOCKET HOUSING AUTHORITY** Grant Type and Number: **Capital Fund Program Grant No: RI 43-P003-50103** Federal FY of Grant: **2003**  
 Replacement Housing Factor Grant No: \_\_\_\_\_

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 6/30/2008  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	117,031	117,000	117,000	117,000	
3	1408 Management Improvements	140,446	108,856	108,856	108,856	
4	1410 Administration	209,031		209,031	209,031	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	73,913	25,953	25,953	25,953	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	1,635,687	1,715,261	1,715,261	1,715,261	
11	1465.1 Dwelling Equipment—Nonexpendable	2,794		2,794	2,794	
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment	116,442		116,442	116,442	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	44,967		44,974	44,974	
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,340,311	2,340,311	2,340,311	2,340,311	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary			
PHA Name: WOONSOCKET HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50103 Replacement Housing Factor Grant No:	
		Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2008 <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
		Original	Revised
24	Amount of line 21 Related to Security – Soft Costs	50,000	
25	Amount of Line 21 Related to Security – Hard Costs		
		Obligated	Expended

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages			
PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50103 Replacement Housing Factor Grant No:	
		Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Quantity	Status of Work
	Dev. Acct No.	Total Estimated Cost	Total Actual Cost
		Original	Revised
		Funds Obligated	Funds Expended
PHA Wide	1 Operating Subsidy	1406	117,031
	2 Services Coordinators	1408	10,000
	3 Campus of Learners Implementation	1408	2,384
	4 Grant Writing/Special Projects	1408	25,000
	5 Community Policing	1408	8,968
	6 Purchase/Install Software/Training	1408	10,000
	7 Living/High Rise Market	1408	81,480
	8 Admin Salaries & Fringes	1410	4,998
		209,031	209,031
		117,000	117,000
		2,384	2,384
		25,000	25,000
		8,968	8,968
		10,000	10,000
		57,506	57,506
		4,998	4,998
		209,031	209,031
		117,000	117,000
		2,384	2,384
		25,000	25,000
		8,968	8,968
		10,000	10,000
		57,506	57,506
		4,998	4,998
		209,031	209,031
		117,000	117,000
		2,384	2,384
		25,000	25,000
		8,968	8,968
		10,000	10,000
		57,506	57,506
		4,998	4,998
		209,031	209,031
		117,000	117,000
		2,384	2,384
		25,000	25,000
		8,968	8,968
		10,000	10,000
		57,506	57,506
		4,998	4,998
		209,031	209,031

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

PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	9 A & E Fees	1430		73,913	25,953	25,953	25,953	Completed
	10 Purchase Computer Hardware	1475		116,442		116,442	116,442	Completed
	11 Relocation Costs	1495		44,967	44,974	44,974	44,974	Completed
Morin Heights RI 3-1	12 Appliances Ranges	1465		2,794		2,794	2,794	Completed
Veteran Memorial RI 3-2	13 Exterior Upgrade	1460		1,037,453		1,037,453	1,037,453	Completed
Parkview Manor RI 3-3	14 Unit Conversion	1460		107,026		107,026	107,026	Completed
	15 Interior Renovations/Elevators	1460		39,637		39,637	39,637	Completed
	16 Fire Alarm Upgrade	1460		107,026		107,026	107,026	Completed

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

PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Kennedy Manor RI 3-4	17 Interior Renovations/Elevators	1460		39,637		39,637	39,637	Completed
	18 Fire Alarm Upgrade	1460		107,027		107,027	107,027	Completed
Crepeau Court RI 3-5A	19 Interior Renovations/Elevators	1460		39,637		39,637	39,637	Completed
	20 Fire Alarm Upgrade	1460		107,027		107,027	107,027	Completed
St. Germain Manor RI 3-5B	21 Exterior Renovations/Roof Replace	1460		0	79,574	79,574	79,574	Completed
	22 Fire Alarm Upgrade	1460		107,027		107,027	107,027	Completed
RI 3-7 & 3-8 Scattered Sites	23 Interior Renovations	1460		39,636		39,636	39,636	Completed
<b>Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule</b>								
PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program No: RI 43-P003-50103 Replacement Housing Factor No:		Federal FY of Grant: 2003				
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates				

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

PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories			Actual	Original	Revised	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Original	Revised	Actual					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide												
RI 3-1 Morin Heights	9/17/2005		9/16/2007									
RI 3-2 Veteran Memorial	9/17/2005		9/16/2007									
RI 3-3 Parkview Manor	9/17/2005		9/16/2007									
3-4 Kennedy Manor	9/17/2005		9/16/2007									
RI 3-5A Crepeau Court	9/17/2005		9/16/2007									
RI 3-5B												
St. Germain Manor	9/17/2005		9/16/2007									
RI 3-7 & 3-8 Scattered Sites	9/17/2005		9/16/2007									

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

PHA Name: WOONSOCKET HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50203 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2008 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	97,258	51,732	51,732	51,732
4	1410 Administration	46,631		46,631	46,631
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	277,785	323,311	323,311	323,311
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	44,742		44,742	44,742
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	466,416	466,416	466,416	466,416
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary			
PHA Name: WOONSOCKET HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50203 Replacement Housing Factor Grant No: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2008 Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
		<b>Original</b>	<b>Obligated</b>
24	Amount of line 21 Related to Security – Soft Costs	30,000	<b>Expended</b>
25	Amount of Line 21 Related to Security – Hard Costs		
26	Amount of line 21 Related to Energy Conservation Measures		

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages							
PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50203 Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity				
				Total Estimated Cost	Total Actual Cost		
			Original	Revised	Funds Obligated	Funds Expended	Status of Work
PHA Wide							
1	Operating Subsidy	1406					
2	Service Coordinator	1408	50,000	12,948	12,948	12,948	Completed
3	Campus of Learners Implementation	1408					
4	Grant Writing	1408					
5	Community Policing	1408	30,000			30,000	Completed
6	Purchase/Install New Software	1408	17,258	7,358	7,358	7,358	Completed
7	Real Estate Assessment	1408					
8	Relocation Coordinator	1408					

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

PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50203 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised	
				Funds Obligated	Funds Expended	
	9 Admin Salaries & Fringes	1410		46,631	46,631	Completed
	10 A & E Fees	1430				
	11 Purchase Computer Hardware	1475		44,742	44,742	Completed
RI 3-1 Morin Heights						
RI 3-2	12 Gas Range Appliances					
Veteran Memorial	13 Interior Renovations	1460		45,526	45,526	Completed
RI 3-3	14 Gas Range Appliances					
Parkview Manor	15 Kitchen Upgrade	1460		6,157	6,157	Completed
	16 Fire Alarm Upgrade	1460		63,288	63,288	Completed

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

PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50203 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
COCC							
RI 3-1 Morin Heights	2/13/2006			2/13/2008			
RI 3-2 Veteran's Memorial	2/13/2006			2/13/2008			
RI 3-3 Parkview Manor	2/13/2006			2/13/2008			
RI 3-4 Parkview Manor	2/13/2006			2/13/2008			
RI 3-5A Crepeau Court	2/13/2006			2/13/2008			
RI 3-5B St. Germain Manor	2/13/2006			2/13/2008			
RI 3-7 & 3-8 Scattered Sites	2/13/2006			2/13/2008			

<b>Annual Statement/Performance and Evaluation Report</b>		<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>	
PHA Name: WOONSOCKET HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2008 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	38,488		38,488	38,488	
3	1408 Management Improvements	172,930		172,930	172,930	
4	1410 Administration	273,953		273,953	273,953	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	18,213		18,213	18,213	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	2,083,749		2,083,489	2,083,489	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment	152,199		152,199	134,344	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,739,532		2,739,532	2,638,189	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security – Soft Costs	100,000				
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

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

PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
PHA Wide		1406		0	38,488	38,488	38,488	Completed	
	1 Operating Subsidy	1408		0					
	2 Service Coordinator	1408		91,971	53,405	53,405	53,405	Completed	
	3 Campus of Learners Implementation	1408		35,000		35,000	35,000	Completed	
	4 Grant Writing/Special Projects	1408		69,602		69,602	69,602	Completed	
	5 Community Policing	1408		12,548		12,548	12,548	Completed	
	6 Purchase/Install New Software	1408		2,375		2,375	2,375	Completed	
	7 Policies & Procedures	1408		0					
	8 Relocation Coordinator	1410		273,953		273,953	273,953	Completed	
	9 Admin Salaries & Fringes	1430		41,421	18,213	18,213	8,213	Completed	
	10 A & E Fees	1475		0	136,054	97,566	79,711	In Progress	
	11 Upgrade Telephone System	1475		54,633		54,633	54,633	Completed	
RI 3-1 Morin Heights	12 Purchase Computer Hardware								
	12 Exterior Renovations/Roof Canopies	1460		28,795		28,795	28,795	Completed	
RI 3-2	13 Fire Alarm Upgrade	1460							
Veteran Memorial	14 Fire Alarm Upgrade	1460							
RI 3-3									
Parkview Manor	15 Interior Renovations/Elevators	1460		280,166		280,166	280,166	Completed	
	16 Kitchen Cabinet Upgrade	1460		97,746		97,746	97,746	Completed	

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

PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised	
				Funds Obligated	Funds Expended	
RI 3-3 Continued	17 Interior/Fire Alarm Upgrade	1460		100,925	100,925	Completed
RI 3-4 Kennedy Manor	18 Kitchen Cabinet Renovations 19 Interior/Fire Alarm Upgrade	1460 1460		97,749 100,925	97,749 100,925	Completed Completed
RI 3-5A Crepeau Court	20 Interior Renovations/Elevators 21 Kitchen Cabinet Renovations 22 Interior Renovations/Elevators	1460 1460 1460		280,169 97,746 280,166	280,169 97,746 280,166	Completed Completed Completed
RI 3-5B St. Germain Manor	23 Interior/Fire Alarm Upgrade 24 Kitchen Cabinet Renovations	1460 1460		100,925 97,746	100,925 97,746	Completed Completed
RI 3-7 & 3-8 Scattered Sites	25 Interior/Fire Alarm Upgrade 26 Interior Renovations/Elevators 27 3-7 & 3-8 Roofing	1460 1460 1460		100,925 280,166 139,600	100,925 280,166 139,600	Completed Completed Completed

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

PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original	Total Actual Cost Funds Obligated	Status of Work Funds Expended
				Revised		

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

PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program No: RI 43-P003-50104 Replacement Housing Factor No:		Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Original	Revised	Actual	Reasons for Revised Target Dates
COCC						
RI 3-1 Morin Heights	9/13/2006		9/13/2008			
RI 3-2 Veteran's Memorial	9/13/2006		9/13/2008			

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

PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program No: RI 43-P003-50104 Replacement Housing Factor No:			Federal FY of Grant: 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original	Revised	Original	Revised	
RI 3-3 Parkview Manor	9/13/2006		9/13/2008		
RI 3-4 Kennedy Manor	9/13/2006		9/13/2008		
RI 3-5 A Crepeau Court	9/13/2006		9/13/2008		
RI 3-5 B St. Germain Manor	9/13/2006		9/13/2008		
RI 3-7 & 3-8 Scattered Sites	9/13/2006		9/13/2008		

<b>Annual Statement/Performance and Evaluation Report                  Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>		Federal FY of Grant:
PHA Name: WOONSOCKET HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50105 Replacement Housing Factor Grant No:	2005

<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2008 Final Performance and Evaluation Report		Total Estimated Cost		Total Actual Cost	
Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	220,335	412,848	412,848	130228
4	1410 Administration	259,080	162,121	162,121	50,367
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000	74,648	74,648	22,148
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,263,236	1,142,998	1,142,998	1,053,822
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	50,000	25,036	25,036	25,036
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	773,150		773,150	773,150
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,590,801	2,590,801	2,590,801	1,996,821
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	100,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	1 Operating Subsidy	1406						
	2 Service Coordinator	1408		10,000	0			
	3 Campus of Learners Implementation	1408		20,000	0			
	4 Grant Writing	1408		84,549	273,027	273,027	11,876	In Progress
	5 Community Policing	1408		50,000	95,000	95,000	95,000	Completed
	6 Purchase/Install New Software	1408		41,166		41,166	19,697	In Progress
	7 Policies & Procedures	1408		14,620	3,655	3,655	3,655	Completed
	8 Admin Salaries & Fringes	1410		259,080	162,121	162,121	146,467	In Progress
	9 A & E Fees	1430		25,000	74,648	74,648	73,922	In Progress
	10 Purchase Computer Hardware	1475		50,000	25,036	25,036	25,036	Completed
	11 Debt Service	1501		773,150		773,150	773,150	Completed
RI 3-1 Morin Heights	12 Unit Upgrade	1460		209,081		209,081	209,081	Completed
RI 3-2	13 Interior Upgrade/Fire Alarm	1460		21,248	44,588	44,588	38,712	In Progress
Veteran Memorial	14 Interior Upgrade/Fire Alarm	1460		21,249	44,588	44,588	38,712	In Progress
RI 3-3								
Parkview Manor	15 Kitchen Cabinet Replacement	1460		239,931	198,201	198,201	198,201	Completed



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

PHA Name: Woonsocket Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: RI 43-P003-50105 Replacement Housing Factor Grant No:		<b>Federal FY of Grant: 2005</b>	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost
RI 3-4 Kennedy Manor				Original	Funds Obligated
				Revised	Funds Expended
					Status of Work

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

PHA Name: Woonsocket Housing Authority		<b>Grant Type and Number</b> Capital Fund Program No: RI 43-P003-50105 Replacement Housing Factor No:		<b>Federal FY of Grant: 2005</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)	All Fund Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates	
PHA Wide	Original	Revised	Actual	Original	Actual
RI 3-1	8/17/2007			8/17/2009	
Morin Heights					
RI 3-2	8/17/2007			8/17/2009	
Veteran's Memorial					
RI 3-3	8/17/2007			8/17/2009	
Parkview Manor					
RI 3-4	8/17/2007			8/17/2009	
Kennedy Manor					

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

PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program No: RI 43-P003-50105 Replacement Housing Factor No:		Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original	Revised	Original	Revised	
3-5A	8/17/2007		8/17/2009		
Crepeau Court					
3-5B	8/17/2007		8/17/2009		
St. Germain Manor					
RI 3-7 & 3-8	8/17/2007		8/17/2009		
Scattered Sites					

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

PHA Name: WOONSOCKET HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2008 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	139,550	139,550	139,550	0
3	1408 Management Improvements	183,305	94,622	94,622	55,758
4	1410 Administration	226,500		226,500	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		95,000	95,000	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	871,895	966,355	966,356	803,231
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	50,000	36,176	36,176	36,176
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	773,750		773,750	773,750
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,331,953		2,331,953	1,668,914
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

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

PHA Name: WOONSOCKET HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2008 Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost	
		Original	Revised	Obligated
24	Amount of line 21 Related to Security – Soft Costs	100,000		Expended
25	Amount of Line 21 Related to Security – Hard Costs			
26	Amount of line 21 Related to Energy Conservation Measures			

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

PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50106			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	1 Operating Subsidy	1406		226,503		139,550	0	In Progress
	2 Service Coordinator	1408		10,000	0	0	0	0
	3 Campus of Learners Implementation	1408		10,000	0	0	0	0
	4 Grant Writing	1408		38,500	5,850	5,850	5,850	Completed
	5 Community Policing	1408		50,000		49,126	26,625	In Progress
	6 Purchase/Install New Software	1408		74,805		39,647	23,283	In Progress
	7 Relocation Coordinator	1408		0				
	8 Admin Salaries & Fringes	1410		226,500		226,500	0	In Progress
	9 A & E Fees	1430		0	95,000	95,000	0	In Progress
	10 Purchase Computer Hardware	1475		50,000	36,176	36,176	36,176	Completed
	11 Debt Service	9001		773,750		773,750	773,750	Completed
RI 3-1 Morin Heights								
RI 3-2	12 Interior/Fire Alarm Upgrade	1460		0	0	0	0	
Veteran Memorial	13 Interior Upgrade	1460		0	4,259	4,259	4,259	Completed
RI 3-3								
Parkview Manor	14 Unit Conversion	1460		0		0	0	
	15 Shower Valve Upgrade	1460		0		0	0	



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

PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original	Total Actual Cost Funds Obligated	Status of Work Funds Expended
				Revised		

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

PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program No: RI 43-P003-50106 Replacement Housing Factor No:		Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Original	Revised	Actual	Reasons for Revised Target Dates
COCC						
RI 3-1 Morin Heights	7/17/2008		7/17/2010			
RI 3-2 Veteran's Memorial	7/17/2008		7/17/2010			



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

PHA Name: WOONSOCKET HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2008 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	226,503		0	0
3	1408 Management Improvements	147,500		0	0
4	1410 Administration	226,500		226,500	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	945,866		0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	50,000		0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities			0	0
19	1501 Collateralization or Debt Service	773,675		773,675	773,675
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,370,044		1,000,175	773,675
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

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

PHA Name: WOONSOCKET HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2008 Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost	
		Original	Revised	Obligated
24	Amount of line 21 Related to Security – Soft Costs	50,000		Expended
25	Amount of Line 21 Related to Security – Hard Costs			

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

PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised		
PHA Wide						Funds Obligated	Funds Expended
1	Operating Subsidy	1406		226,503		0	0
2	Service Coordinator	1408		10,000		0	0
3	Campus of Learners Implementation	1408		10,000		0	0
4	Grant Writing	1408		38,500		0	0
5	Community Policing	1408		50,000		0	0
6	Purchase/Install New Software	1408		39,000		0	0
7	Debt Service	1501		773,675		773,675	773,675
8	Development Activity	1499		0		0	0
9	Admin Salaries & Fringes	1410		226,500		226,500	0

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

<b>PHA Name:</b> WOONSOCKET HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program Grant No: RI 43-P003-50107 Replacement Housing Factor Grant No:
	<b>Federal FY of Grant:</b> 2007

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 6/30/2008 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost		
		Original	Revised	Obligated	Obligated	Expended	
	10 A & E Fees	1430					
	11 Purchase Computer Hardware	1475	50,000	0	0	0	In Progress
Morin Heights							
RI 3-1	12 Exterior Renovations	1460	0				
Veteran Memorial							
RI 3-2	13 Interior Upgrade/Lead Abatement	1460	0				
	14 Entrance Doors	1460	0				
Parkview Manor							
RI 3-3	15 Generator Upgrade	1460	153,749	0	0	0	In Progress

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

<b>PHA Name:</b> Woonsocket Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: RI 43-P003-50107 Replacement Housing Factor Grant No:
	<b>Federal FY of Grant:</b> 2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
					Original	Revised	
					Original	Revised	



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

PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program No: RI-P003-50107 Replacement Housing Factor No:		Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	
PHA Wide						
Morin Heights RI 3-1	9/12/2009			9/12/2011		
Veteran's Memorial RI 3-2	9/12/2009			9/12/2011		
Parkview Manor RI 3-3	9/12/2009			9/12/2011		
Kennedy Manor RI 3-4	9/12/2009			9/12/2011		
Crepeau Court RI 3-5A	9/12/2009			9/12/2011		
St. Germain Manor RI 3-5B	9/12/2009			9/12/2011		
Scattered Sites RI 3-7 & 3-8	9/12/2009			9/12/2011		

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

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 X Performance and Evaluation Report for Period Ending: 6/30/2008 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	232,037		0	0	
3	1408 Management Improvements	147,500		0	0	
4	1410 Administration	232,037		232,037	0	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	880,911		0	0	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment	50,000		0	0	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service	772,925		0	0	
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,320,377				
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security – Soft Costs	50,000				
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

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

PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised	
COCC				232,037		
Amp 001 (RI 3-1) Morin Heights	1 Admin Salaries & Fringes 2 Operating Subsidy 3 Debt Service 4 Community Policing 5 Purchase/Install New Software/Train 6 Purchase Computer Hardware	1410 1406 1501 1408 1408 1475		33,858 772,925 25,000 6,500 7,148		
Amp 002 (RI 3-2) Veteran Memorial	7 Community Policing 8 Operating Subsidy 9 Purchase/Install New Software/Train 10 Purchase Computer Hardware	1408 1406 1408 1475		25,000 28,891 6,500 7,142		
Amp 003 (RI 3-3) Parkview Manor	11 Operating Subsidy 12 Generator Upgrade 13 Community Policing 14 Purchase/Install New Software/Train 15 Purchase Computer Hardware	1406 1460 1408 1408 1475		33,858 110,539 0 6,500 7,142		
Amp 004 (RI 3-4) Kennedy Manor	16 Exterior/ Roof/Generator 17 Exterior/Porch Repairs 18 Operating Subsidy 19 Community Policing Purchase/Install New Software/Train 21 Purchase Computer Hardware	1460 1460 1406 1408 1408 1475		209,833 140,884 33,858 0 6,500 7,142		

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

PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI 43-P003-50108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Amp 005 (RI 3-5A) Crepeau Court	22 Operating Subsidy	1406		33,858				
	23 Generator Upgrade	1460		209,829				
	24 Community Policing	1408		0				
	Purchase/Install New Software/Train	1408		6,500				
	26 Purchase Computer Hardware	1475		7,142				
Amp 006 (RI 3-5B) St. Germain Manor	27 Operating Subsidy	1406		33,858				
	28 Trash Compactor System	1460		209,829				
	29 Community Policing	1408		0				
	Purchase/Install New Software/Train	1408		6,500				
Amp 007 (RI 3-7 & 3-8) Scattered Sites	31 Purchase Computer Hardware	1475		7,142				
	32 Operating Subsidy	1406		33,858				
	33 Community Policing	1408		0				
	34 Grant Writing/Special Projects	1408		58,500				
	35 Purchase Computer Hardware	1475		7,142				

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



# ATTACHMENT K

## Disposition of the Scattered Sites will be Applied to:

Morin Heights Family Complex and Veteran's Memorial Family Complex

As you are well aware Asset Management requires us to think entrepreneurial, outside the box, and just as a private real estate business would place their assets to the highest and best use, those of us in Public Housing must do the same if we are going to remain in business and relevant to Affordable Housing. Our application reflects selling 51 units that are 15 to 20 years old scattered around an urban community that is obviously expensive to service and will require an infusion of substantial dollars over the next few years we don't have nor expect to receive. We are striving to preserve 462 units of family housing that require lead abatement (removal), fire code updates, plus bathroom and kitchen renovations that are seriously under funded through the Capital Fund program. This program provides 2.3 million less a bond payment of \$750,000.00/yr netting approximately \$1,550,000.00 for an inventory of 1264 units with a need of approximately \$34,650,000.00 just to keep the doors open on our family units.

To sell the scattered sites for Homeownership would have the WHA expend approximately \$10,000.00/unit to condex the sale (Civil engineering and legal) and loose another \$20,000.00/unit to sell at a reduced rate is not what is intended by Asset Management, Congress or HUD. What we are proposing is cutting edge thinking and I trust will be the direction.

### **ADDENDUM TO FIVE YEAR PLAN**

#### **Unfunded Needs of Older Family Housing**

		<u>Categories</u>	<u>Estimate</u>
Amp 001	Morin Heights	Lead Removal	\$ 6,480,000
		Fire Code	1,620,000
		Kitchen & Bathrooms	<u>4,050,000</u>
		<b><u>Subtotal:</u></b>	<b><u>\$12,150,000</u></b>
Amp 002	Veteran's Memorial	Lead Removal	\$ 12,000,000
		Fire Code	3,000,000
		Kitchen & Bathrooms	<u>7,500,000</u>
		<b><u>Subtotal:</u></b>	<b><u>\$ 22,500,000</u></b>
		<b><u>Total Unfunded:</u></b>	<b><u>\$ 34,650,000</u></b>

# **ATTACHMENT L**

## **Section 8 Homeownership Program Capacity Statement**

The Woonsocket Housing Authority plans to administer a Section 8 Homeownership Program and we will demonstrate our capacity to administer that program by:

Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment come from the family's resources.

# **WOONSOCKET HOUSING AUTHORITY**

## **VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY**

### **I. Purpose and Applicability**

The purpose of this policy (herein called “Policy”) is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth AHA’s policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by WHA of all federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 *et seq.*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

### **II. Goals and Objectives**

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by WHA;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between WHA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by WHA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by WHA.

### **III. Other AHA Policies and Procedures**

This Policy shall be referenced in and attached to WHA’s Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of WHA’s Admissions and Continued Occupancy Policy. WHA’s annual public housing agency plan shall also

contain information concerning WHA's activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of WHA, the provisions of this Policy shall prevail.

#### **IV. Definitions**

As used in this Policy:

A. *Domestic Violence* – The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction."

B. *Dating Violence* – means violence committed by a person—

(A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and

(B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

(i) The length of the relationship.

(ii) The type of relationship.

(iii) The frequency of interaction between the persons involved in the relationship.

C. *Stalking* – means –

(A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and

(B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –

(i) that person;

(ii) a member of the immediate family of that person; or

(iii) the spouse or intimate partner of that person;

D. *Immediate Family Member* - means, with respect to a person –

- (A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
- (B) any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

## V. Admissions and Screening

A. *Non-Denial of Assistance*. WHA will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

## VI. Termination of Tenancy or Assistance

A. *VAWA Protections*. Under VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by AHA:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
2. In addition to the foregoing, tenancy or assistance will not be terminated by WHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:
  - (a) Nothing contained in this paragraph shall limit any otherwise available authority of WHA or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant’s household. However, in taking any such action, neither WHA nor a Section 8 manager or owner may apply a more demanding standard to the victim of

domestic violence dating violence or stalking than that applied to other tenants.

- (b) Nothing contained in this paragraph shall be construed to limit the authority of WHA or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or WHA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

*B. Removal of Perpetrator.* Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, WHA or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by AHA. Leases used for all public housing operated by WHA and, at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by WHA, shall contain provisions setting forth the substance of this paragraph.

## **VII. Verification of Domestic Violence, Dating Violence or Stalking**

*A. Requirement for Verification.* The law allows, but does not require, WHA or a section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., WHA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by WHA. Section 8 owners or managers receiving rental assistance administered by WHA may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* - by providing to WHA or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S.

Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.

2. *Other documentation* - by providing to WHA or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. *Police or court record* – by providing to WHA or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by WHA, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

C. *Waiver of verification requirement.* The Executive Director of WHA, or a Section 8 owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

## **VIII. Confidentiality**

A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to WHA or to a

Section 8 owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
  2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
  3. otherwise required by applicable law.
- B. *Notification of rights.* All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by AHA shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

## **XI. Relationships with Service Providers**

It is the policy of AHA to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence. If AHA staff become aware that an individual assisted by WHA is a victim of domestic violence, dating violence or stalking, WHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring WHA either to maintain a relationship with any particular provider of shelter or services to victims of domestic violence or to make a referral in any particular case. WHA's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which WHA has referral or other cooperative relationships.

## **XII. Notification**

WHA shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

## **XIII. Relationship with Other Applicable Laws**

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

## **XIV. Amendment**

This policy may be amended from time to time by WHA as approved by the WHA Board of Commissioners.

Approved by Board of Commissioners, November 15, 2007