

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: _____ Woonsocket Housing Authority PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing PHA Fiscal Year Beginning: (MM/YYYY): 01/01/2010 PHA Code: _____ RI003 X Standard <input type="checkbox"/> HCV (Section 8)					
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ 1260 _____ Number of HCV units: _____ 683 _____					
<b>3.0</b>	<b>Submission Type</b> X 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only 5-Year Plan Only					
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
PHA 1:						
PHA 2:						
	PHA 3:					
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.					
<b>5.1</b>	<p><b>Mission.</b> 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 for the next five years:</p> <p>The Woonsocket Housing Authority is dedicated to excellence in providing quality, affordable and safe housing to eligible persons consistent with community needs.</p> <p>We foster effective and creative partnerships to maximize opportunities that improve the economic and personal well-being of the persons we serve.</p> <p>Our agency conducts its business in an efficient, professional and ethical manner without discrimination.</p>					

**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. Provide replacement vouchers as existing stock declines through redevelopment and conversions.
6. Provide voucher mobility counseling and landlord outreach.
7. Review, update if necessary and maintain leasing materials and resident handbook.
8. Review recertification process to be 4 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.
9. Revisit Redevelopment Master Plan at Veteran's Memorial and Morin Heights.
10. Complete sale of scattered sites with voucher applications.
11. Reduce poverty concentration at Veteran's Memorial and Morin Heights with Section 8 vouchers.
12. Renovate St. Germain Manor to begin an assisted living program.
13. Address high-rises physical needs at the elderly/disabled.
14. Research mixed financing to leverage housing assets for needed renovations.

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

1. Annually maintain, refine and monitor Memorandums of Understanding (MOU's) and contracts with Woonsocket Police Department for community policing and detail officers.
2. Increase participation in drug prevention activities, especially among the 16-21 age groups. 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
3. Maintain and enhance the central monitoring station of surveillance equipment and access control. Complete installation to all digital recording equipment, elimination standard VCR tapes. Continue to complement with security staff and cooperation of residents.
4. Upgrade sprinkler system for all high-rise buildings.
5. 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. Implement central public announcement system.
6. Continue fraud prevention and investigation.
7. To enforce that applicants and residents comply with HUD and WHA policies, rules, screening, fraud prevention and investigation, and UIV techniques.
8. Enforce smoke-free zones around each building.

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

1. Review homeownership program for participants within the Housing Choice Voucher Program.
2. Develop homeownership opportunity 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 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.
4. Establish affordable assisted living resources in the City of Woonsocket.
  - Participate on the State's study commissioner 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.

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

1. Use local social service agencies whenever possible to meet the special needs of residents.
2. Research mixed finance options.
3. Advocate for the needs of residents who are elderly, disabled, and families in crisis on the local, state and federal level.
4. To assist working residents, begin offering evening office hours one day per week at a WHA management office or the Service Center.

**GOAL 5: Manage assets in a fiscally responsible accountable manner and reduce the concentration of poverty.**

1. Fully implement asset management.
2. Reduce density at Morin Heights by eliminating buildings 27, 28, 29, 30, 31 and 32.
3. Consider leveraging newly created units for homeownership development at Morin Heights.
4. Research using low income tax credits to renovate final 100+ units at Morin Heights.
5. Apply to HUD (SAC) for a demo/dispo plan to reduce the density at Veteran's Memorial Housing Complex for removing 150 units.
6. Apply to HUD for Section 8 vouchers to replace lost units.
7. Apply to HUD for asset repositioning funds for lost units.
8. Research leveraging assets for mixed finance funds to redevelop site at Veteran's Memorial including consideration of project based Section 8 units.

9. Research needs for assisted living and adult day care for an initial pilot program at St. Germain Manor.
10. Research Section 202 development funds along with 4% low income tax credit funding.

**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.
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. Revise website to produce any internal and external informative, user-friendly site that is reflective of the work of the WHA.
9. Train supervisors in good management skills.
10. 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 MOU's with social clubs and family development resident associations.
4. Review RAB by-laws to conform terms of membership to 5-year annual plan cycle.

**PHA Plan Update**

(a) There have been no revisions since the last update for 2009.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements.

The 5-year and Annual PHA Plan could be obtained by the public at the Main Office, 679 Social Street, Woonsocket, RI; Morin Heights Family Complex Administration Building, 66 Morin Heights Blvd.; Veteran's Memorial Family Complex Administration Building, 2 Bourdon Blvd, Woonsocket, RI and Parkview Manor Elderly High Rise Office, 218 Pond Street, Woonsocket, RI. Also see Attachment (ri003d01).

1. **Eligibility:** 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. Non income screening factors are criminal or drug-related activity, rental history, housekeeping, credit check and character reference. There are 4 site based wait list operating per year and organized by community-wide and families may be on more than one list simultaneously. Applicants are given two choices of units before they are moved to the bottom of the list or removed from the list. Former Federal Admission Preferences are: Involuntary Displacement; victims of domestic violence, homelessness. Other preferences are: Working families and those unable to work because of age or disability; Veteran's and veteran's families; Residents who live and/or work in the jurisdiction; Those enrolled currently in educational, training, or upward mobility programs; Victims of reprisals or hate crimes.

Section 8 eligibility is as follows: criminal and drug-related activity, more extensively than required by law or regulation; the WHA required criminal records from local and state agencies; The WHA gives extensions on standard 60-day period to search for a unit if they have been actively searching for a unit. Former Federal preferences and other preferences are the same as the PHA.

2. **Financial Resources:** See Attachment (ri003e01).

3. **Rent Determinations:** The WHA employs discretionary policies for determining income based rent. There is a minimum rent of \$26-\$50. The WHA has adopted discretionary minimum rent hardship exemption policies as follows under certain circumstances: The family has lost eligibility for or is waiting an eligibility determination for a Federal, State, or local assistance program; The family would be evicted as a result of the imposition of the minimum rent requirement; The income of the family has decreased because of changed circumstances including loss of employment; When the family has an increase in expenses because of changed circumstances, such as for medical costs, childcare, transportation, education or similar items; When a death has occurred in the family.

4. **Operation and Management:** The WHA Maintenance and Management follow the rules of Admissions and Continued Occupancy Policy; Grievance Policy; Resident Handbook; Pest Control Policy; Blood Borne Disease Policy; Personnel Policy; Pet Policy and Community Service Requirement Policy. Section 8 Management goes by the Housing Choice Voucher Program Administrative Plan.

5. **Grievance Procedures:** Residents or applicants are to contact the Main Administrative Office or Development Management Offices to initiate a grievance. Section 8 has the right to informal and formal hearings.

6. **Designated Housing for Elderly and Disabled:** The WHA has an approved (July 16, 2009) designation plan providing 85% of 631 elderly units and 15% of 631 units for disabled families.

7. **Community Service and Self-sufficiency:** See Attachment (ri003f01).

8. **Safety and Crime Prevention:** The WHA does a safety and security survey of residents, analysis of crime statistics committed "in and around" public housing authority; resident reports; PHA employee reports; Police reports. The WHA works with the Woonsocket Police Department and the police have established a physical presence on housing authority property and regularly testify in and otherwise support eviction cases and there is an agreement between WHA and local law enforcement agency for provision of above-baseline law enforcement services.

9. **Pets:** See Attachment (ri003g01).

11. **Fiscal Year Audit:** 2008 Audit of the WHA was submitted to HUD in September, 2009 and there were no findings.

12. **Asset Management:** The WHA is engaging in 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 investing, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan.

13. **Violence Against Women Act (VAWA):** See Attachment (ri003h01).

6.0

	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p>The information from the Physical Needs Assessment (PNA's completed during the Summer of 2009 estimated modernization costs for the Woonsocket HA's portfolio of public housing over the next (20) years shows an estimated need for \$40,545,469 within the first five years of the twenty year projections.</p> <p>Over the next five years, we project that the WHA will receive approximately \$7,601,885 after debt service for modernization under the Capital Fund Finance Program (CFFP). The WHA has in hand approximately \$7.0m in open CFP grant funds including the ARRA grant, which means that roughly \$14.4m is available now and over the next five years against the projected \$40.0m of need, which still leaves at least a \$25.0m gap.</p> <p>The WHA is considering several strategies to stabilize the portfolio. The strategies fall into two approaches:</p> <ol style="list-style-type: none"> <li>1) Shrink the problem through carefully planned and paced demolition/disposition actions; and</li> <li>2) Use leveraged finance tools to obtain resources through such sources as the Low Income Housing Tax Credit (LIHTC) or conventional debt supported with Section 8 rents or some combination of both.</li> </ol> <p>Specific activities that may occur during the period covered by this Housing Agency Plan include:</p> <ol style="list-style-type: none"> <li>a) A 9% LIHTC Application to complete the redevelopment of Morin Heights. This initiative may require a demo/dispo application.</li> <li>b) A determination of the feasibility of a 4% LIHTC transaction to finance the redesign and redevelopment of either Crepeau Court of St. Germain Manor to accommodate assisted living.</li> <li>b) (1) Development Name: Veteran's Memorial Family Complex. Activity type: Demolition. Application Status: Planned Application October, 2009. Date Application submitted or planned submission: October, 2009. See Attachment (ri003k01) Projected Start Date: 6/2010 pending approval. Completion 6/2011-2012.</li> <li>Development Name: Moring Heights Family Complex. Activity type: Demolition. Application Status: Planned application October, 2009. Date application submitted or planned submission: October, 2009. See Attachment (ri003l01) Projected Start Date: 6/2010 pending approval. Completion 6/.2011-2012.</li> <li>c) A demo application for approximately 148 units at Veteran's Memorial family complex.</li> <li>d) Project Based Vouchers: The WHA will be designing and implementing a Section 8 Project-based Program. In accordance with a mixed finance development as a result of insufficient Capital Funds to meet code issues, safety issues and required renovations, we are looking to consider approximately 134 project based vouchers for the remaining units at Morin Heights and possibly 152 at Veteran's Memorial Family Complexes to apply for a conventional loan to bring up to standard the rest of the developments.</li> <li>e) The WHA will also be looking for Housing Choice Vouchers for the residents that will be leaving units to be demolished (148) at Veteran's Memorial Family complex and (36) units at Morin Heights Family complex.</li> </ol> <p>The WHA is not considering a HOPE VI Application during the period covered by this Housing Agency Plan.</p> <p>This program will have two major objectives.</p> <p>The WHA is not considering a HOPE VI Application during the period covered by this Housing Agency Plan.</p> <ol style="list-style-type: none"> <li>a) To be used as a programic tool to help with the redevelopment and asset repositioning of the WHA owned housing stock.</li> <li>b) To increase the availability of supportive housing in Woonsocket.</li> </ol>
	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Attachment (ri003a01)</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Attachment (ri003b01)</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. Attachment (ri003c01)</p>
9.0	<p><b>Housing Needs.</b> Although the City of Woonsocket has met and exceeded their requirements for affordable housing under the state and local consolidated plan, the larger communities in Rhode Island are experiencing a shortage of affordable housing.</p> <p>There is also a significant shortage for disabled housing in the area we serve and in the state of Rhode Island, a current need as explained by the Governor for assisted living as the state is looking to deconcentrate the nursing home population.</p> <p>The Section 8 waiting list currently exceeds over two years for 600 people therefore, this is a need in this area.</p>

<p>9.1</p>	<p><b>Strategy for Addressing Housing Needs.</b> Our strategy is to provide a continuum of safe affordable housing for the people in the area we serve. We will be looking for replacement vouchers for the 148 units at Veteran’s Memorial Family Complex and we plan on demolishing and replacement vouchers for the 36 units at Morin Heights Family Complex. This would address not only the financial issues, but also provide opportunities for people residing in 50-60 year old units in concentrated pockets of poverty.</p> <p>For the elderly/disabled needs of our community, we would be looking to get some low income housing tax credits to provide necessary renovations that would enable us to better market our units and address the needs of assisted housing.</p>
<p>10.0</p>	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) The WHA has taken the following steps to ensure consistency of PHA Plan with 5-year /Annual Plan for the jurisdiction: The WHA has based its statement of needs of families in the jurisdiction on the needs expressed in the 5-year/Annual Plan; the WHA has participated in any consultation process organized and offered by the 5-year/Annual Plan agency in the development of the Plan; and the WHA has consulted with the Consolidated Plan agency during the development of this Plan.</p> <p>The Consolidated Plan of the jurisdiction supports the WHA Plan with the following actions and commitments: 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.</p> <p>(b) Significant Amendment and Substantial Deviation Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification.”</p> <p>A substantial Deviation Modification can be defined as a change in Woonsocket Housing policy that will financially affect the residents of the Authority of that will change admission to housing and alter the waiting list.</p> <p>A significant Amendment can be defined as a change in the Plan involving the disposition or demolition of units and the development or elimination of housing programs.</p>
<p>11.0</p>	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements There were none at the time of the original submission. There was one challenge received in February from the Neighborhood Networks. The letter and the response are (attachment ri003m01).</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

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

PHA Name Woonsocket Housing Authority		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 12			
Development Number/Name/HA-Wide	Year 1 2010	Work Statement for Year 2 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 3 FFY Grant: 2012 PHA FY: 2012	Work Statement for Year 4 FFY Grant: 2013 PHA FY: 2013	Work Statement for Year 5 FFY Grant: 2014 PHA FY: 2014
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		382507	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: 2011 PHA FY: 2011			Activities for Year: <u>3</u> ____ FFY Grant: 2012 PHA FY: 2012		
	Development Name/Number	Major Work Categories	<b>Estimated Cost</b>	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>	Amp 001 Morin Heights	Debt Services	772,925	Amp 001 Morin Heights	Debt Services Operating Subsidy Community Policing	772,925 16,574 25,000
<b>Annual</b>		Operating Subsidy Electrical Upgrades A & E Fees	16,574 25,000 16,574		A & E Fees	16,574
<b>Statement</b>		<i>Subtotal</i>	831,074		<i>Subtotal</i>	831,073
	Amp 002 Veteran's Memorial	Operating Subsidy Electrical Upgrades Site Improvement Entrance Doors A & E Fees	16,574 25,000 60,000 264,359 16,574	Amp 002 Veteran's Memorial	Interior Upgrade/Lead Abatement Operating Subsidy Community Policing A & E Fees	552,905 16,574 25,000 16,574
		<i>Subtotal</i>	382,507		<i>Subtotal</i>	611,054
	Amp 003 Parkview Manor	Bathroom Upgrades Corridor PA System Operating Subsidy Community Policing A & E Fees	90,155 83,594 16,574 0 16,574	Amp 003 Parkview Manor	Bathroom Upgrades Operating Subsidy Community Policing A & E Fees	150,000 16,574 0 16,574
		<i>Subtotal</i>	206,897		<i>Subtotal</i>	183,148
	Amp 004 Kennedy Manor	Corridor PA System Bathroom Upgrades New Trash Compactors Operating Subsidy Community Policing A & E Fees	86,609 75,473 60,000 16,574 0 16,574	Amp 004 Kennedy Manor	Bathroom Upgrades Operating Subsidy Community Policing A & E Fees	150,000 16,574 0 16,574
		<i>Subtotal</i>	255,230		<i>Subtotal</i>	183,148







**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-P003-50104 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2004
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 6/30/2009 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		2,083,749	2,083,749
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	152,199		152,199	152,199
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	2,739,532
22	Amount of line 21 Related to LBP Activities				

**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-P003-50104 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2004
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
**X Performance and Evaluation Report for Period Ending: 6/30/2009 Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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**

<b>PHA Name:</b> Woonsocket Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: RI 43-P003-50104 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2004
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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	
PHA Wide	1 Operating Subsidy	1406		0	38,488	38,488	38,488	Completed
	2 Service Coordinator	1408		0				
	3 Campus of Learners Implementation	1408		91,971	53,405	53,405	53,405	Completed
	4 Grant Writing/Special Projects	1408		35,000		35,000	35,000	Completed
	5 Community Policing	1408		69,602		69,602	69,602	Completed
	6 Purchase/Install New Software	1408		12,548		12,548	12,548	Completed
	7 Policies & Procedures	1408		2,375		2,375	2,375	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-P003-50104 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	
	8 Relocation Coordinator	1408		0				
	9 Admin Salaries & Fringes	1410		273,953		273,953	273,953	Completed
	10 A & E Fees	1430		41,421	18,213	18,213	18,213	Completed
	11 Upgrade Telephone System	1475		0	97,566	97,566	97,566	Completed
	12 Purchase Computer Hardware	1475		54,633		54,633	54,633	Completed
RI 3-1 Morin Heights								
	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								
	15 Interior Renovations/Elevators	1460		280,166		280,166	280,166	Completed
Parkview Manor	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		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
RI 3-3 Continued	17 Interior/Fire Alarm Upgrade	1460		100,925		100,925	100,925	Completed
RI 3-4 Kennedy Manor	18 Kitchen Cabinet Renovations	1460		97,749		97,749	97,749	Completed
	19 Interior/Fire Alarm Upgrade	1460		100,925		100,925	100,925	Completed
	20 Interior Renovations/Elevators	1460		280,169		280,169	280,169	Completed
RI 3-5A Crepeau Court	21 Kitchen Cabinet Renovations	1460		97,746		97,746	97,746	Completed
	22 Interior Renovations/Elevators	1460		280,166		280,166	280,166	Completed
	23 Interior/Fire Alarm Upgrade	1460		100,925		100,925	100,925	Completed
RI 3-5B St. Germain Manor	24 Kitchen Cabinet Renovations	1460		97,746		97,746	97,746	Completed
	25 Interior/Fire Alarm Upgrade	1460		100,925		100,925	100,925	Completed
	26 Interior Renovations/Elevators	1460		280,166		280,166	280,166	Completed
RI 3-7 & 3-8 Scattered Sites	27 3-7 & 3-8 Roofing	1460		139,600		139,600	139,600	Completed

**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-P003-50104 Replacement Housing Factor No:	Federal FY of Grant: 2004
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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	9/13/2006			9/13/2008			
RI 3-2 Veteran's Memorial	9/13/2006			9/13/2008			
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			

**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-P003-50105 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2005
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
**X Performance and Evaluation Report for Period Ending: 6/30/2009 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	130,517		130,517	130,517
4	1410 Administration	178,275		178,275	178,275
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	74,735		74,735	74,735
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,409,088		1,409,088	1,144,224
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	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	2,325,937
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			

**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-P003-50105 Replacement Housing Factor Grant No:	Federal FY of Grant:  2005
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
**X Performance and Evaluation Report for Period Ending: 6/30/2009 Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	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-P003-50105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	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		0				
	3 Campus of Learners Implementation	1408		0				
	4 Grant Writing	1408		11,877		11,877	11,877	Completed
	5 Community Policing	1408		95,000		95,000	95,000	Completed
	6 Purchase/Install New Software	1408		19,985		19,985	19,985	Completed
	7 Policies & Procedures	1408		3,655		3,655	3,655	Completed
	8 Admin Salaries & Fringes	1410		178,275		178,275	178,275	Completed
	9 A & E Fees	1430		74,735	74,648	74,735	74,735	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:				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	
	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
	13 Interior Upgrade/Fire Alarm	1460		44,588		44,588	44,588	Completed
RI 3-2								
Veteran Memorial	14 Interior Upgrade/Fire Alarm	1460		45,814		45,814	45,814	In Progress
RI 3-3								
Parkview Manor	15 Kitchen Cabinet Replacement	1460		239,931	198,201	198,201	198,201	Completed
	16 Generator Upgrade	1460		0	66,216	66,216	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**

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:				Federal FY of Grant: 2005		
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**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	Actual	Original	Revised	Actual	
PHA Wide							
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							
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**

<b>PHA Name:</b> WOONSOCKET HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program Grant No: RI 43-P003-50106 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2006
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 6/30/2009  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
3	1408 Management Improvements	169,922		169,922	141,781
4	1410 Administration	0		0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	115,000		115,000	106,405
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,097,555		1,097,555	966,355
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	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	2,164,017
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**

<b>PHA Name:</b> WOONSOCKET HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program Grant No: RI 43-P003-50106 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2006
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
**X Performance and Evaluation Report for Period Ending: 6/30/2009**    **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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-P003-50106 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		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	1 Operating Subsidy	1406		139,500		139,550	139,500	Completed
	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		61,150		55,300	36,000	In Progress
	5 Community Policing	1408		50,000	69,126	69,126	69,126	Completed
	6 Purchase/Install New Software	1408		74,805	39,646	39,646	30,806	In Progress
	7 Relocation Coordinator	1408		0				
	8 Admin Salaries & Fringes	1410		226,500	0	0	0	Completed
	9 A & E Fees	1430		95,000	115,000	115,000	106,405	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								
	12 Interior/Fire Alarm Upgrade	1460		0	0	0	0	
RI 3-2								
Veteran Memorial	13 Interior Upgrade	1460		0	4,259	4,259	4,259	Completed
RI 3-3								
Parkview Manor	14 Generator Upgrade	1460		0	52,125	52,125	0	In Progress
	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		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
RI 3-4 Kennedy Manor	16 Domestic Hot Water Replacement	1460		0	163,124	163,124	163,124	Completed
	17 Generator Upgrade	1460		0	52,125	52,125	0	In Progress
RI 3-5A Crepeau Court	18 Generator Upgrade 17 Kitchen Cabinet Replacement	1460 1460		0 402,488	32,800 399,486	32,800 399,486	0 399,486	In Progress Completed
RI 3-5B St. Germain Manor	18 Kitchen Cabinet Replacement	1460		402,489	399,486	399,486	399,486	Completed
RI 3-7 & 3-8 Scattered Sites	19 Exterior Painting	1460		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		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
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 III: Implementation Schedule**

PHA Name: Woonsocket Housing Authority	<b>Grant Type and Number</b> Capital Fund Program No: RI 43-P003-50106 Replacement Housing Factor No:	Federal FY of Grant: 2006
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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	
RI 3-3 Parkview Manor	7/17/2008			7/17/2010			
RI 3-4 Kennedy Manor	7/17/2008			7/17/2010			
RI 3-5A Crepeau Court	7/17/2008			7/17/2010			
RI 3-5B St. Germain Manor	7/17/2008			7/17/2010			
RI 3-7 & 3-8 Scattered Sites	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**

<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
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
**X Performance and Evaluation Report for Period Ending: 6/30/2009**      **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		60,767	23,197
4	1410 Administration	226,500		226,500	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0	226,800	226,800	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	945,866	693,459	394,009	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	50,000		520	520
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		1,682,271	797,392
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
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
**X Performance and Evaluation Report for Period Ending: 6/30/2009 Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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 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
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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	
PHA Wide	1 Operating Subsidy	1406		226,503		0	0	In Progress
	2 Service Coordinator	1408		10,000		0	0	In Progress
	3 Campus of Learners Implementation	1408		10,000		0	0	In Progress
	4 Grant Writing	1408		38,500		37,570	0	In Progress
	5 Community Policing	1408		50,000		8,602	8,602	In Progress
	6 Purchase/Install New Software	1408		39,000		14,595	14,595	In Progress
	7 Debt Service	1501		773,675		773,675	773,675	In Progress
	8 Development Activity	1499		0		0	0	
	9 Admin Salaries & Fringes	1410		226,500		226,500	0	In Progress

**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
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
**X Performance and Evaluation Report for Period Ending: 6/30/2009 Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost		
		Original	Revised	Obligated	Expended		
	10 A & E Fees	1430	0	226,800	226,800	0	In Progress
	11 Purchase Computer Hardware	1475	50,000		0	0	In Progress
Morin Heights							
RI 3-1	12 Exterior Renovations	1460	0				
Veteran Memorial	13 Interior Upgrade/Lead Abatement	1460	0				
RI 3-2	14 Entrance Doors	1460	0				
Parkview Manor	15 Generator Upgrade	1460	153,749		0	0	In Progress
RI 3-3	16 Breeching	1460	0	53,000	53,000	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**

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	Funds Obligated	Funds Expended	

**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
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
**X Performance and Evaluation Report for Period Ending: 6/30/2009 Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
Kennedy Manor RI 3-4	19 Exterior/Roof Replacement	1460	201,245	0	0	In Progress
	20 Exterior/Porch Repairs	1460	135,880	0	0	In Progress
Crepeau Court RI 3-5A	22 Generator Upgrade	1460	253,748	253,748	0	In Progress
St. Germain RI 3-5B	23 Generator Upgrade	1460	201,244	87,261	0	In Progress
Scattered Site RI 3-7 & 3-8	24 Gas Range Appliances	1460	0			
	25 Exterior Painting	1460	0			
<b>GRAND TOTAL</b>						

**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-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	Actual	
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**

<b>PHA Name:</b> WOONSOCKET HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: RI 43-P003-50108 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b>  2008
<b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b> <input checked="" type="checkbox"/> <b>X Performance and Evaluation Report for Period Ending: 6/30/2008 Final Performance and Evaluation Report</b>					
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	203,962
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 Collaterization or Debt Service	772,925		772,925	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				

<b>Annual Statement/Performance and Evaluation Report</b>								
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>								
<b>Part II: Supporting Pages</b>								
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	
COCC	1 Admin Salaries & Fringes	1410		232,037		232,037	203,962	In Progress
Amp 001 (RI 3-1) Morin Heights	2 Operating Subsidy	1406		33,858		0	0	In Progress
	3 Debt Service	1501		772,925		772,925	0	In Progress
	4 Community Policing	1408		25,000		0	0	In Progress
	5 Purchase/Install New Software/Train	1408		6,500		0	0	In Progress
	6 Purchase Computer Hardware	1475		7,148		0	0	In Progress
Amp 002 (RI 3-2) Veteran Memorial	7 Community Policing	1408		25,000		0	0	In Progress
	8 Operating Subsidy	1406		28,891		0	0	In Progress
	9 Purchase/Install New Software/Train	1408		6,500		0	0	In Progress
	10 Purchase Computer Hardware	1475		7,142		0	0	In Progress
Amp 003 (RI 3-3) Parkview Manor	11 Operating Subsidy	1406		33,858		0	0	In Progress
	12 Generator Upgrade	1460		110,539		0	0	In Progress
	13 Community Policing	1408		0		0	0	In Progress
	14 Purchase/Install New Software/Train	1408		6,500		0	0	In Progress
	15 Purchase Computer Hardware	1475		7,142		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								
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 004 (RI 3-4) Kennedy Manor	16 Exterior/ Roof	1460		209,833		0	0	In Progress
	/Generator	1460		140,884		0	0	In Progress
	17 Exterior/Porch	1406		33,858		0	0	In Progress
	Repairs	1408		0				
	18 Operating Subsidy	1408		6,500		0	0	In Progress
	19 Community Policing	1475		7,142		0	0	In Progress
	Purchase/Install New Software/Train							
	21 Purchase Computer Hardware							
Amp 005 (RI 3-5A) Crepeau Court	22 Operating Subsidy	1406		33,858		0	0	In Progress
	23 Generator Upgrade	1460		209,829		0	0	In Progress
	24 Community Policing	1408		0				
	Purchase/Install New Software/Train	1408		6,500		0	0	In Progress
	26 Purchase Computer Hardware	1475		7,142		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								
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 006 (RI 3-5B) St. Germain Manor	27 Operating Subsidy	1406		33,858		0	0	In Progress
	28 Trash Compactor System	1460		209,829		0	0	In Progress
	1408		0					
	29 Community Policing	1408		6,500		0	0	In Progress
	Purchase/Install New Software/Train	1475		7,142		0	0	In Progress
Amp 007 (RI 3-7 & 3-8) Scattered Sites	31 Purchase Computer Hardware							
	32 Operating Subsidy	1406		33,858		0	0	In Progress
	33 Community Policing	1408		0		0	0	In Progress
	34 Grant Writing/Special Projects	1408		58,500		0	0	In Progress
	35 Purchase Computer Hardware	1475		7,142		0	0	In Progress

**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-P003-50108 Replacement Housing Factor No:	Federal FY of Grant: 2008
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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							
Amp 001 RI 3-1 Morin Heights	6/12/2010			6/12/2012			
Amp 002 RI 3-2 Veteran's Memorial	6/12/2010			6/12/2012			
Amp 003 RI 3-3 Parkview Manor	6/12/2010			6/12/2012			
Amp 004 RI 3-4 Kennedy Manor	6/12/2010			6/12/2012			
Amp 005 RI 3-5A Crepeau Court	6/12/2010			6/12/2012			
Amp 006 RI 3-5B St. Germain Manor	6/12/2010			6/12/2012			
Amp 007 RI 3-7 & 3-8 Scattered Sites	6/12/2010			6/12/2012			

**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-P003-50109 Replacement Housing Factor Grant No: Date of CFFP: CFRGRI43S003501-09		<b>Federal FY of Grant:</b>  2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: )					
<b>X Performance and Evaluation Report for Period Ending: 6/30/2009 Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1410 Operations			0	0
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	2,958,140		0	0
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

**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-P003-50109 Replacement Housing Factor Grant No: Date of CFFP: CFRGRI43S003501-09	<b>Federal FY of Grant:</b>  2009
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**Original Annual Statement**  **Reserve for Disasters/ Emergencies**  **Revised Annual Statement (revision no: )**  
**X Performance and Evaluation Report for Period Ending: 6/30/2009 Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,958,140			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

<b>PHA Name:</b> Woonsocket Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: CFRGRI43S003501-09 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2009
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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	
Amp 003 (RI 3-3) Parkview Manor	1. Bathroom Renovations	1460		739,535		0	0	In Progress
Amp 004 (RI 3-4) Kennedy Manor	2. Bathroom Renovations	1460		739,535		0	0	In Progress
Amp 005 (RI 3-5) Crepeau Court	10. Bathroom Renovations	1460		739,535		0	0	In Progress
Amp 006 (RI 3-6) St. Germain Manor	13. Bathroom Renovations	1460		739,535		0	0	In Progress

**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: CFRGRI43S003501-09 Replacement Housing Factor No:					<b>Federal FY of Grant: 2009</b>	
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								
Amp 001 RI 3-1 Morin Heights	3/17/2010			3/17/2012				
Amp 002 RI 3-2 Veteran's Memorial	3/17/2010			3/17/2012				
Amp 003 RI 3-3 Parkview Manor	3/17/2010			3/17/2012				
Amp 004 RI 3-4 Kennedy Manor	3/17/2010			3/17/2012				
Amp 005 RI 3-5A Crepeau Court	3/17/2010			3/17/2012				
Amp 006 RI 3-5B St. Germain Manor	3/17/2010			3/17/2012				
Amp 007 RI 3-7 & 3-8 Scattered Sites	3/17/2010			3/17/2012				

**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-P003-50109 Replacement Housing Factor Grant No: Date of CFFP: CFRGRI43S003501-09	<b>Federal FY of Grant:</b>  2009
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 X Performance and Evaluation Report for Period Ending: 6/30/2009 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended

## 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-P003-50110 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2010
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X Original Annual Statement  Reserve for Disasters/ Emergencies  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	225,037			
3	1408 Management Improvements	146,250			
4	1410 Administration	232,037			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7,000			
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	774,175			
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**

<b>PHA Name:</b> WOONSOCKET HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program Grant No: RI 43-P003-50110 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2010
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X Original Annual Statement  Reserve for Disasters/ Emergencies  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
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**

<b>PHA Name:</b> Woonsocket Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: RI 43-P003-50110 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2010
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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	
COCC	1 Admin Salaries & Fringes	1410		232,037				
Amp 001 (RI 3-1) Morin Heights	2 Operating Subsidy	1406		32,148				
	3 Debt Service	1501		774,175				
	4 Community Policing	1408		25,000				
	5 Electrical Upgrade	1460		6,500				
	6 Purchase Computer Hardware	1475		5,898				
	A & E Fees	1430		1,000				

## 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-P003-50110 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010			
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 002 (RI 3-2) Veteran Memorial	7 Community Policing 8 Operating Subsidy 9 Electrical Upgrade 10 Purchase Computer Hardware A & E Fees	1408 1406 1460 1475 1430		25,000 32,148 6,500 7,142 1,000				
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 A & E Fees	1406 1460 1408 1408 1475 1430		32,148 110,539 0 6,500 7,142 1,000				
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 A & E Fees	1460 1460 1406 1408 1408 1475 1430		209,833 135,917 32,148 0 6,500 7,142 1,000				
Amp 005 (RI 3-5A) Crepeau Court	22 Operating Subsidy 23 Generator Upgrade 24 Community Policing Purchase/Install New Software/Train 26 Purchase Computer Hardware A & E Fees	1406 1460 1408 1408 1475 1430		32,148 209,829 0 6,500 7,142 1,000				

**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-P003-50110 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010			
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 006 (RI 3-5B) St. Germain Manor	27 Operating Subsidy	1406		32,148				
	28 Trash Compactor System	1460		209,829				
	29 Community Policing	1408		0				
	Purchase/Install New Software/Train	1408		6,500				
	31 Purchase Computer Hardware A & E Fees	1475 1430		7,142 1,000				
Amp 007 (RI 3-7 & 3-8) Scattered Sites	32 Operating Subsidy	1406		32,148				
	33 Community Policing	1408		0				
	34 Grant Writing/Special Projects	1408		58,500				
	35 Purchase Computer Hardware A & E Fees	1475 1430		7,142 1,000				

**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-P003-50110 Replacement Housing Factor No:	Federal FY of Grant: 2010
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ATTACHMENT D

<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 documents, including policies for the prevention or	Annual Plan: Operations and Maintenance

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	eradication of pest infestation (including cockroach infestation)	
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 50075.1) for the active grant year	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 (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)



**ATTACHMENT E**

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2009 grants)</b>		
a) Public Housing Operating Fund	*\$5,296,218	Public Housing Operations
b) Public Housing Capital Fund	\$2,309,800	Modernization
c) HOPE VI Revitalization	-	
d) HOPE VI Demolition	-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$4,911,676	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<i>*Based on 2007 Budget</i>		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
CFP – 2008	\$2,320,377	Public Housing Capital Improvement
CFP – 2009	\$2,309,800	
CFP – 2009 Stimulus	\$2,958,140	
<b>3. Public Housing Dwelling Rental Income</b>	*\$4,637,000	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		
<b>Total resources</b>	\$24,810011.0	



## **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

## **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.*

**ATTACHEMENT H**

**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

**VETERAN'S MEMORIAL UNITS TO BE DEMOLISHED**

<b><u>Building #</u></b>	<b><u>Unit</u></b>	<b><u>Bedroom</u></b>	<b><u>Building #</u></b>	<b><u>Unit</u></b>	<b><u>Bedroom</u></b>
26	1 Memorial Drive	2	36	34 Memorial Drive	2
	3 Memorial Drive	2		36 Memorial Drive	2
	5 Memorial Drive	3		38 Memorial Drive	4
	7 Memorial Drive	3		40 Memorial Drive	4
	9 Memorial Drive	2		42 Memorial Drive	2
27	11 Memorial Drive	2	37	44 Memorial Drive	2
	13 Memorial Drive	2		26 Memorial Drive	3
	15 Memorial Drive	5		28 Memorial Drive	3
	17 Memorial Drive	3		30 Memorial Drive	3
	19 Memorial Drive	3		32 Memorial Drive	3
28	21 Memorial Drive	4	38	18 Memorial Drive	3
	23 Memorial Drive	2		20 Memorial Drive	3
	25 Memorial Drive	2		22 Memorial Drive	3
	27 Memorial Drive	2		24 Memorial Drive	3
	29 Memorial Drive	3		39	10 Memorial Drive
31 Memorial Drive	3	12 Memorial Drive	3		
33 Memorial Drive	2	14 Memorial Drive	3		
35 Memorial Drive	2	16 Memorial Drive	3		
29	37 Memorial Drive	2	40		2 Memorial Drive
	39 Memorial Drive	3		4 Memorial Drive	3
	41 Memorial Drive	3		6 Memorial Drive	3
	43 Memorial Drive	3		8 Memorial Drive	3
	30	45 Memorial Drive		3	
47 Memorial Drive		3		NO ADA Units	
49 Memorial Drive		3			
51 Memorial Drive		3			
31		53 Memorial Drive	3		
	55 Memorial Drive	3			
	57 Memorial Drive	3			
	59 Memorial Drive	3			
32	61 Memorial Drive	3			
	63 Memorial Drive	3			
	65 Memorial Drive	3			
	67 Memorial Drive	3			
33	69 Memorial Drive	3			
	71 Memorial Drive	3			
	73 Memorial Drive	2			
	75 Memorial Drive	2			
34	58 Memorial Drive	3			
	60 Memorial Drive	3			
	62 Memorial Drive	3			
	64 Memorial Drive	3			
35	46 Memorial Drive	2			
	48 Memorial Drive	2			
	50 Memorial Drive	4			
	52 Memorial Drive	4			
	54 Memorial Drive	2			
	56 Memorial Drive	2			

**VETERAN'S MEMORIAL UNITS TO BE DEMOLISHED**

<b><u>Building</u></b>	<b><u>Unit</u></b>	<b><u>Bedroom</u></b>	<b><u>Building</u></b>	<b><u>Unit</u></b>	<b><u>Bedroom</u></b>
44	75 Bourdon Blvd.	2	51	169 Bourdon Blvd.	2
	77 Bourdon Blvd.	3		171 Bourdon Blvd.	2
	79 Bourdon Blvd.	3		173 Bourdon Blvd.	3
	81 Bourdon Blvd.	2		175 Bourdon Blvd.	3
	83 Bourdon Blvd.	2		177 Bourdon Blvd.	2
	85 Bourdon Blvd.	2		179 Bourdon Blvd.	2
45	97 Bourdon Blvd.	2	52	181 Bourdon Blvd.	2
	99 Bourdon Blvd.	2		183 Bourdon Blvd.	2
	101 Bourdon Blvd.	3		185 Bourdon Blvd.	3
	103 Bourdon Blvd.	3		187 Bourdon Blvd.	3
	105 Bourdon Blvd.	2		189 Bourdon Blvd.	2
	107 Bourdon Blvd.	2		191 Bourdon Blvd.	2
46	109 Bourdon Blvd.	2	53	193 Bourdon Blvd.	2
	111 Bourdon Blvd.	2		195 Bourdon Blvd.	2
	113 Bourdon Blvd.	3		197 Bourdon Blvd.	3
	115 Bourdon Blvd.	3		199 Bourdon Blvd.	3
	117 Bourdon Blvd.	2		201 Bourdon Blvd.	2
	119 Bourdon Blvd.	2		203 Bourdon Blvd.	2
47	121 Bourdon Blvd.	2	54	205 Bourdon Blvd.	2
	123 Bourdon Blvd.	2		207 Bourdon Blvd.	4
	125 Bourdon Blvd.	3		209 Bourdon Blvd.	3
	127 Bourdon Blvd.	3		211 Bourdon Blvd.	3
	129 Bourdon Blvd.	2		213 Bourdon Blvd.	5
	131 Bourdon Blvd.	2		215 Bourdon Blvd.	2
48	133 Bourdon Blvd.	2	55	217 Bourdon Blvd.	2
	135 Bourdon Blvd.	2		219 Bourdon Blvd.	2
	137 Bourdon Blvd.	3		221 Bourdon Blvd.	3
	139 Bourdon Blvd.	3		223 Bourdon Blvd.	3
	141 Bourdon Blvd.	2		225 Bourdon Blvd.	2
	143 Bourdon Blvd.	2		227 Bourdon Blvd.	2
49	145 Bourdon Blvd.	2	56	229 Bourdon Blvd.	2
	147 Bourdon Blvd.	2		231 Bourdon Blvd.	2
	149 Bourdon Blvd.	3		233 Bourdon Blvd.	4
	151 Bourdon Blvd.	3		235 Bourdon Blvd.	4
	153 Bourdon Blvd.	2		237 Bourdon Blvd.	2
	155 Bourdon Blvd.	2		239 Bourdon Blvd.	2
50	157 Bourdon Blvd.	1			
	159 Bourdon Blvd.	1			
	161 Bourdon Blvd.	4			
	163 Bourdon Blvd.	4			
	165 Bourdon Blvd.	1			
	167 Bourdon Blvd.	1			



**Attachment J**  
**RESIDENT ADVISOR BOARD MEETING**

**TUESDAY, SEPTEMBER 29, 2009**

Meeting of the RAB Board was called to order. First on the Agenda, there was an election of Officers.

Deputy Director Speel gave a run down of the mod. work that is going on at this time such as the generators and sprinkler upgrades.

Director Kulik stated that we had received approval to sell the scattered sites and will be in the hands of a realtor shortly. He also explained that we cannot afford to do all of the renovations for approximately 36 of the Morin Heights units and approximately 148 at Veteran's Memorial Family Complex. The buildings are 60 years old and there are serious electrical issues, lead abatement, fire code that needs to be done and other issues that need to be addressed that we cannot afford. He went on to state that we will be looking at taking about 36 units at the top of the hill at Morin Heights to reduce the density and we are looking to leverage the land as an asset to build 2-4 houses for affordable home ownership and look to renovate the remaining 120 units at Morin Heights by leveraging some mixed finance with possible project based vouchers and/or low income housing tax credits.

At Veteran's Memorial we are looking at 148 units that would be removed from our portfolio that would be contiguous freeing up approximately 15 acres for development, of possibly much reduced affordable housing units with possibly some single family low income homes/duplexes. There is also the possibility of group homes and disabled housing with a consortium of mental health and affordable housing groups. There is the possibility of low income tax credits and possibly HUD development funds and/or project based vouchers to assist in leveraging the financing.

Every resident will be guaranteed a Section 8 Voucher or another unit in the WHA as we will be requesting replacement vouchers. Moving expenses will be taken care of and every family will be dealt with on an individual basis.

The members felt that everything was well explained, there was a motion to approve the application and the vote was unanimous.

***Attachment K***  
**MORIN HEIGHTS UNITS FOR DEMOLITION**

<b><u>Building #</u></b>	<b><u>Unit</u></b>	<b><u>Bedroom</u></b>	<b><u>Building #</u></b>	<b><u>Unit</u></b>	<b><u>Bedroom</u></b>
28	212 Morin Heights Blvd.	4			
	214 Morin Heights Blvd.	4			
	216 Morin Heights Blvd.	4			
	218 Morin Heights Blvd.	3			
	220 Morin Heights Blvd.	5			
	222 Morin Heights Blvd.	4			
29	224 Morin Heights Blvd.	4			
	226 Morin Heights Blvd.	5			
	228 Morin Heights Blvd.	3			
	230 Morin Heights Blvd.	4			
	232 Morin Heights Blvd.	4			
	234 Morin Heights Blvd.	4			
30	236 Morin Heights Blvd.	4			
	238 Morin Heights Blvd.	5			
	240 Morin Heights Blvd.	3			
	242 Morin Heights Blvd.	4			
	244 Morin Heights Blvd.	4			
	246 Morin Heights Blvd.	4			
31	281 Morin Heights Blvd.	1			
	283 Morin Heights Blvd.	1			
	285 Morin Heights Blvd.	2			
	287 Morin Heights Blvd.	3			
	289 Morin Heights Blvd.	3			
	291 Morin Heights Blvd.	2			
	293 Morin Heights Blvd.	3			
	295 Morin Heights Blvd.	2			
	297 Morin Heights Blvd.	1			
	299 Morin Heights Blvd.	1			
	32	265 Morin Heights Blvd.	2		
267 Morin Heights Blvd.		2			
269 Morin Heights Blvd.		3			
271 Morin Heights Blvd.		3			
273 Morin Heights Blvd.		2			
275 Morin Heights Blvd.		3			
277 Morin Heights Blvd.		2			
279 Morin Heights Blvd.	2				

NO ADA units





# WOONSOCKET

## Housing Authority

679 Social Street  
Woonsocket, RI 02895  
Tel: (401) 767-8000  
Fax: (401) 767-8088

December 30, 2009

Board of Commissioners:  
Lucienne L. Cote  
*Chairwoman*

Charles C. Baldelli  
*Vice Chairman*

Albert G. Brien  
Gerard Frappier  
David Lahousse  
Normand Laliberte  
Gerard Remillard

Robert Kulik  
*Executive Director*

Duncan C. Speel  
*Deputy Director*

Mr. Jeffrey Twerago  
Facilities Management Specialist  
Department of HUD  
10 Causeway Street  
Boston, MA 02222-1092

RE: 2009 Replacement Housing CFP Grant

Dear Mr. Twerago:

The Woonsocket Housing Authority's plan for the 2009 Replacement Housing Grant money is for the redevelopment of units being taken off line at Morin Heights Family Complex and/or Veteran's Memorial Family Complex for affordable housing. The first step we will be taking is to meet with an affordable housing consortium in January to begin preliminary plan development for February and March.

The proposed site at this time is one of the 36 units at Morin Heights that we are requesting permission for demolition from SAC in Chicago. As soon as the application is approved, we will then be looking to proceed to the bidding and construction level in September, 2010. The WHA is then proposing to have Construction Completion/Occupancy permit in January, 2011.

If you have any questions or need further assistance, please feel free to contact Judi Lacroix of my staff at 401-767-8062.

Sincerely,

Robert Kulik  
Executive Director

February 23, 2010

Mr. Ainars Rodins, PE, Director  
Special Applications Center  
US Department of Housing & Urban Development  
Ralph H. Metcalfe Federal Building  
77 West Jackson Boulevard Room 2401  
Chicago, Illinois 60604-3507  
By US Mail and Email

Dear Director Rodins,

As residents of the City of Woonsocket concerned about affordable housing issues, we are writing to formally convey our strong opposition to the proposal by the Woonsocket (Rhode Island) Housing Authority [WHA] to dispose of and demolish hundreds of their family public housing apartments. Our nonprofit community development corporation has worked for the past twenty years to develop over three hundred units of affordable housing throughout Northern Rhode Island, and in one large, misguided effort, the proposed WHA project would eliminate almost the same number of units. This is truly distressing.

Any plan that proposes the disposition and demolition of any family public housing units in the City of Woonsocket, Rhode Island, instead of rehabilitating them, is ill conceived and seriously flawed. This WHA proposal ignores the very real affordable rental housing shortage that exists in the State of Rhode Island. The proposal raises serious and significant fair housing issues. There are also serious questions about the WHA's compliance with public meeting and resident comment requirements as this plan has developed over the years.

The WHA proposal threatens the housing stability and security of hundreds of families. Sadly, the WHA is proposing to eliminate a valuable asset that has existed in our City for over sixty years. The Veterans Memorial Housing Development has provided shelter and opportunity for literally hundreds and hundreds of Woonsocket families to move up the economic ladder. Especially in tough economic times, this development has been a community cornerstone offering support and relief so families can get back on their feet again. We can see no good or logical reason why this housing should be eliminated.

The WHA plan is incredibly short-sighted. In this day and age, the elimination of any affordable family apartments, especially those serving extremely-low and very-low income Rhode Islanders is unconscionable.

We also understand that the Boston HUD office has granted preliminary approval to the WHA proposal. We urge you to overturn their decision, and **reject this plan outright.**

On behalf of the Board of Directors,

  
Glenda Byhouwer,  
President



March 2, 2010

Special Applications Center  
US Department of Housing and Urban Development  
Ralph H. Metcalfe Federal Building  
77 west Jackson Boulevard, Room 2401  
Chicago, Illinois 60604-3507

Attn: Ms. Arona Wiley, Reviewer

Re: Letter from NeighborWorks challenging the WHA's certification for  
obsolescence DDA0003804

Dear Ms. Wiley,

As detailed in our justification letter to your office 12/8/09, it is the intention of the Woonsocket Housing Authority to demolish 148 units at Veterans Memorial family complex of 300 units built 12/31/51. This will enable us to focus our attention and resources on renovating the remaining 152 units, 50 years old, bringing them up to code and safety compliance standards.

It is also our intention to reduce the density at our Morin Hts. family complex of 286 units built 4/30/43 by 36 apartments. Based on a renovation of 112 units completed 5 years ago from a bond issue we will need to renovate an additional 134 units of 60-year-old family housing, bringing them up to code and safety compliance standards.

We are requesting an equal number of Housing Choice Vouchers for replacement housing to better serve the concentrated pockets of poverty currently existing affording far better opportunities for our low income population.

This is a business decision to better manage our portfolio by asset repositioning, going after mixed finances such as low income housing tax credits and leveraging our assets for additional dollars needed to keep the doors open on a manageable stock of affordable housing. We recently completed a five year physical needs survey delineating 40 million dollars in renovation needs over the next five years with 1.5 million in Capital funds

annually to address the needs. Obviously, we need to shrink the problem and develop innovative approaches to maintain our stock of safe, decent, affordable housing.

The U. S. Department of Housing and Urban Development · Office of Policy Development and Research reported in 2001 **“Principle 4: Housing Vouchers Should Be the Primary Source of Incremental Housing Assistance in the Future”**. Further to the point the Joint Center for Housing Studies Harvard School of Government reported in March 2007 **“The State of the Nations Housing”** speaks to the 50 – 60 year old type family housing we are addressing here, as functionally obsolete, contributing to the concentration of poor households often with far reaching disturbing outcome. Mounting evidence suggests that properly conceived and executed, promising new rental programs (HCV) can help achieve better social and economic outcomes by deliberately helping them move and become established in communities richer in opportunity, are more successful and far less costly.

Sincerely,

Robert Kulik  
Executive Director