

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 be4 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 sales of scattered sites with voucher applications.
11. Develop strategies to reduce concentration of poverty at the WHA's family developments.
12. Redesign St. Germain Manor to support an assisted living program.
13. Evaluate mixed finance opportunities to leverage housing assets for needed renovations.
14. Expand the Housing Choice Voucher Program and use project based HCV for preservation and stabilization initiatives
15. Evaluate the possibility of a sale or conversion of one of the high rise elderly/disabled high-rises.

GOAL 2: Ensure healthy and safe WHA housing communities.

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 new partnerships to provide drug prevention activities for youth, domestic violence programs, elder abuse prevention, substance abuse prevention and other programs identified 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. Refine emergency egress and evacuation plans for high-rise buildings and better communicate the plans to residents. Set up a training program for each floor to ensure that the message is understood. Implement central public announcement system.
5. Continue fraud prevention and investigation.
6. Enforce smoke-free zones in and 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. Maintain an allocation plan for high-rise developments.
 - Apply for and/or set aside designated vouchers as needed to mitigate.
3. 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.
4. 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: 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. Promote 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. Continue process for policy updates and dissemination.

GOAL 6: 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 2010.

(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 Financial Resources Attachment

3. Rent Determinations: The WHA employs discretionary policies for determining income based rent. There is a minimum rent of \$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, 2010) two year extension of the existing designation plan providing 85% of the 631 units for elderly.

7. Community Service and Self-sufficiency: See Resolution Attachments

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 Pet Policy Attachment

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 Violence Against Women Act Attachment.

6.0

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <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 the WHA will receive approximately \$5.5m after debt service for modernization under the Capital Fund Finance Program (CFFP); a \$3.7m balance from the 2010 Emergency Grant for on-going façade work; and in hand approximately \$6.0m in open CFP grant funds, which means that roughly \$15.2m is available now and over the next five years against the projected \$40.0m of need, which still leaves at least a \$24.8m gap. It is our intention to use our reserves to supplement this need.</p> <p>The WHA is considering several medium and long term strategies to stabilize the portfolio. The strategies fall into two approaches: 1) Preserve a large portion of the portfolio through carefully planned redevelopment actions using mixed finance models; and 2) Expand the Housing Choice Voucher Program and use these vouchers to promote mobility and access to employment for family public housing resident and to support private sector redevelopment in the downtown and proximate to transportation nodes and other key locations.</p> <p>Specific activities that may occur during the period covered by this Housing Agency Plan include:</p> <p>a) Submission of a disposition for redevelopment application to the Special Application Center (SAC) for Veterans. This submission would be for a combination of demolition and redevelopment. See Attachment (ri003 b) A Feasibility Study for a mixed finance plan for the redesign and redevelopment of either Crepeau Court of St. Germain Manor. c) Project Based Vouchers: The WHA has developed policy language for the purpose of implementing a Project-based Housing Choice Voucher (HCV) Program. This program will be used to support mixed finance redevelopment of the WHA's own portfolio AND for the development of supportive housing. At the time there is no specific categories of supportive housing to which project-based HCV will be targeted BUT each applicant will be required to demonstrate how a local Woonsocket needs is being met. d) Housing for Grandparents as Guardians, housing for emancipated minors attending high school, family unification housing and housing for disabled veterans are type of housing that the WHA has identified as niche needs that</p> <p>No Home-ownership programs are planned No HOPE VI Grants will be sought No conversion of public housing under Section 22 or Section 33 of the 1937 Housing Act is planned for the fiscal year covered by this Plan. A Choice Neighborhoods planning grant may be sought in the context of the redevelopment of Veterans Memorial if the WHA can identify one or more sites in the downtown area that are proximate to public transportation routes.</p>
	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. 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</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. 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</p>
8.3	<p>Capital Fund Financing Program (CFFP). 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</p>
9.0	<p>Housing Needs.</p> <p>The 2010 census shows a 5.9% decline in the population of the City of Woonsocket decade over decade. We estimate that this roughly 2000 person decline in local population has resulted in an increase in vacant house and apartments by an estimated 500 units.</p> <p>In combination with an unemployment rate that is above the national average and which on a state-wide basis has hovered around 11%, the issue of mobility (housing choice) exceeds the issue of an expanded supply of affordable units. As always, there is a need for rental subsidies to address the issue of housing costs for households below 80% of AMI. Additional information from the 2010 census at the census tract level will permit the WHA and the City of Woonsocket to better evaluate the overall affordable housing picture for our community and develop more refined strategies at the neighborhood level. Our focus is becoming more local and less regional in terms of our assessment of need and what demographic and resource availability issues will drive our priorities. We are concerned that the reduction in population documented in the 2010 Census data will accelerate.</p> <p>Our top priorities are preservation and a transition to a larger leased housing program to take advantage of the availability of private units for which the rents levels fall within the WHA's payment standard.</p> <p>We have also identified a need for a limited amount of supportive housing. The linking of services and housing opportunity for individuals and households who need services to be able to access mainstream housing opportunities is a priority/</p>

<p>9.1</p>	<p>Strategy for Addressing Housing Needs.</p> <p>Redevelopment of Veterans Memorial (RI-3-2) will allow the WHA to reposition and preserve roughly 50% of the existing stock at the location through a mixed finance redevelopment model. The redevelopment will also permit current residents who are ready to reside in private stock using tenant protection vouchers and to find housing that is closer to job and job opportunities that are scarce. Mobility and stability are the two key themes to our strategy to address local housing needs.</p> <p>Increased use of project-based HCV and a focus on neighborhood stabilization are also key considerations. What the new Census data tells us is that the City of Woonsocket is at a tipping point and that if emigration trends continue to hold to historic patterns the growth of blighting patterns of abandonment are a possibility. Using the HCV program, increased mobile or targeted project-based rental subsidies, and down-sizing concentrations of poverty and unemployment at our owned family housing by increasing family mobility and choice reflects the changing needs within Woonsocket.</p> <p>At this time, demand shown on our waiting lists is less important than promoting stable and heterogeneous neighborhoods within Woonsocket. We anticipate that the next half dozen years (beyond the five years covered by this Plan) will be dedicated to repositioning our portfolio and seeking collaborative opportunities with the local stakeholders and housing professionals to help right-size our community and preserve its neighborhoods.</p>
<p>10.0</p>	<p>Additional Information. 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>The Housing Authority of the City of Woonsocket considers a "significant amendment" in the content of the HAP for the fiscal year starting 1/1/2012 to consist of one or more the following:</p> <ol style="list-style-type: none"> 1. Implementation of program incentives to increase the number of working households in the program. 2. A decision to submit a major application such as a Demolition/Disposition Application not already identified in the Plan. 3. A decision to request a voluntary conversion of public housing to Section 8 Vouchers. <p>For this fiscal year, the following actions are <u>NOT</u> to be considered "significant amendment" or a "substantial deviation/modification". These matters have been discussed with the RAB as part of the process resulting in the baseline Housing Agency Plan for 2012.</p> <ol style="list-style-type: none"> 1. Revisions to the Section 8 Administrative Plan to address program integrity, customer service and to implement policies and procedures to improve management of program utilization levels. 2. Revisions to the ACOP to address program integrity and improve customer service. 3. Decisions to open a waiting list for a specific period of time. 4. Changes in the Capital Plan. 5. Changes to major policies to address new HUD requirements, exposure to litigation, changes in state law or to streamline current practices.
<p>11.0</p>	<p>Required Submission for HUD Field Office Review. 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. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ol style="list-style-type: none"> (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) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (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. (g) Challenged Elements There were none. (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 8/31/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2012	
PHA Name: Woonsocket Housing Authority		Capital Fund Program Grant No: R143-P003-50111		FFY of Grant Approval:	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant	Summary by Development Account	Original	Revised ²	Obligated	Total Actual Cost ¹ Expended
XX <input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies				
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Final Performance and Evaluation Report				
Line		Original	Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	187,326			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	113,655			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	800,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

Part I: Summary		FFY of Grant: 2012	
PHA Name: Woonsocket Housing Authority	Grant Type and Number Capital Fund Program Grant No: RI43-P003-50111 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	772,275	
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,873,256	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
<i>[Signature]</i>		<i>[Signature]</i>	
Date		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

Part II: Supporting Pages		Federal FFY of Grant: 2012						
PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43-E003-50109 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
COCC	1 Admin Salaries & Fringes	1410		187,326				
Amp 001 (RI 3-1) Morin Heights	2 Debt Service	9000		772,275				
Amp 002 (RI 3-2) Veteran's Memorial Parkview Manor	3 A&E Fees	1430		2,276				
Amp 003 (RI 3-3) Parkview Manor	4 A&E Fees	1430		2,276				
Amp 004 (RI 3-4) Kennedy Manor	5 A&E Fees	1430		2,276				
Amp 005 (RI 3-5A) Crepeau Court	6 A&E Fees	1430		2,276				
Amp 006 (RI 3-5B) St. Germain Manor	7 A&E Fees	1430		2,276				
Amp 007 (RI 3-7 & 3-8) Scattered Sites	8 Brick Façade	1460		400,000				
	9 Clerk of the Works	1430		50,000				
	10 A&E Fees	1430		2,275				
	11 Brick Façade	1460		400,000				
	12 Clerk of the Works	1430		50,000				
	13 Development Activities	1499		0				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

Part I: Summary					
PHA Name/Number Woonsocket Housing Authority	Locality (City/County & State)	Woonsocket, RI	XX Original 5-Year Plan Revision No:		
Development Number and Name	Work Statement for Year FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016
COCC					
Amp001 Morin Heights					
Amp002 Veteran's Memorial					
Amp003 Parkview Manor					
Amp004 Kennedy Manor					
Amp005 Crepeau Court					
Amp006 St. Germain Manor					
Amp 007 Scattered Sites					
Physical Improvements	Annual Statement				
Subtotal	187,325	187,325	187,325	187,325	187,325
COCC					
Amp 001 Morin Heights	845,231	913,006	910,081	912,581	
Amp 002 Veteran's Memorial	0	0	0	0	0
Amp 003 Parkview Manor	17,000	0	0	0	0
Amp 004 Kennedy Manor	17,000	0	0	0	0
Amp 005 Crepeau Court	17,000	0	0	0	0
Amp 006 St. Germain Manor	17,000	0	0	0	0
Amp 007 Scattered Sites	0	0	0	0	0
Management Improvements					

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/20011

Part I: Summary (Continuation)

PHA Name/Number	Locality (City/county & State)	Original 5-Year Plan	Revision No:
Development Number and Name	Work Statement for Year 1 FFY 2012_	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014
	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016	
	Annual Statement		
D	PHA-Wide Non-dwelling Structures and Equipment		
E	Administration		
F	Other		
G	Operations		
H	Demolition		
I	Development		
J	Capital Fund Financing Debt Service	772,700	773,350
K	Total CFP Funds	1,873,256	1,873,256
L	Total Non-CFP Funds		
M	Grand Total		

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY ___2012_	Work Statement for Year FFY 2013			Work Statement for Year FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Amp 001 Morin Heights A&E Fees		45,230	Amp 001 Morin Heights A&E Fees		49,005
	Entrance Doors	320	320,000	Bathroom Upgrade (tub & wall)	160	864,000
	Smoke Barriers/Firewalls	160	480,000			
	Subtotal		845,230	Subtotal		913,005
	Amp 002 Veteran's Memorial		0	Amp 002 Veteran's Memorial		0
	Amp 003 Parkview Manor A&E Fees		1,000	Amp 003 Parkview Manor		
	Directory System/Checkpoint		16,000			
	Subtotal		17,000	Subtotal		0
	Amp 004 Kennedy Manor A&E Fees		1,000	Amp 004 Kennedy Manor		
	Directory System/Checkpoint		16,000			
	Subtotal		17,000	Subtotal		0
	Subtotal of Estimated Cost		\$879,230	Subtotal of Estimated Cost		\$913,005

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year FFY 2015		Work Statement for Year FFY 2016			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Amp 001 Morin Heights			Amp 001 Morin Heights		
Annual	A&E Fees		46,080	A&E Fees		48,580
Statement	Bathroom Upgrades(floor,vanity, etc)	160	864,000	Kitchen Renovations		864,000
	Subtotal		910,080	Subtotal		912,580
	Amp 002 Veteran's Memorial		0	Amp 002 Veteran's Memorial		0
	Amp 003 Parkview Manor		0	Amp 003 Parkview Manor		0
	Amp 004 Kennedy Manor		0	Amp 004 Kennedy Manor		0
	Amp 005 Crepeau Court		0	Amp 005 Crepeau Court		0
	Amp 006 St. Germain Manor		0	Amp 006 St. Germain Manor		0
	Amp 007 Scattered Sites		0	Amp 007 Scattered Sites		0
	Subtotal of Estimated Cost		\$910,080	Subtotal of Estimated Cost		\$912,580
	Total CFP Estimated Cost		\$910,080	Total CFP Estimated Cost		\$912,580

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part I: Summary

PHA Name: Woonsocket Housing Authority	Grant Type and Number Capital Fund Program Grant No: R143P003501-11 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2011 FFY of Grant Approval:
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Original	Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹
				Total Estimated Cost	Obligated	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ²					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)		187,325			
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		95,000			
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures		814,756		814,756	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2011	
PHA Name: Woonsocket Housing Authority	Grant Type and Number Capital Fund Program Grant No: R143P003501-11 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	Expended
		Original	Revised ²		
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	776,175		776,175	
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,873,256		1,590,931	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
		10/14/11			
Date		Date		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program Grant No: R143P003501-11 CEFP (Yes/ No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original Revised ¹	Total Actual Cost Funds Obligated ² Funds Expended ²	Status of Work
COCC	1 Admin Salaries & Fringes	1410		187,325		
Amp 001 (RI 3-1) Morin Heights	2 Debt Service	1501		776,175	776,175	
	3 Electrical Upgrade	1460		245,425	245,425	In Progress
	4 A&E Fees	1430		15,833		
Amp 002 (RI 3-2) Veteran's Memorial	5 Electrical Upgrade	1460		245,426	245,426	In Progress
	6 A&E Fees	1430		15,833		
Amp 003 (RI 3-3) Parkview Manor	7 A&E Fees	1430		15,833		
Amp 004 (RI 3-4) Kennedy Manor	8 A&E Fees	1430		15,833		
Amp 005 (RI 3-5A) Crepeau Court	9 A&E Fees	1430		15,833		
	10 Exterior Brick/Façade	1460		161,952	161,952	In Progress
Amp 006 (RI 3-5B) St. Germain Manor	11 A&E Fees	1430		15,833		
	12 Exterior Brick/Façade	1460		161,953	161,953	In Progress
Amp 007 (RI 3-7 & 3-8) Scattered Sites	13 Development Activities	1499		0		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 Expires 3/31/2014

Part I: Summary

PHHA Name: Woonsocket Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: R143R003501-11 Date of CFFP:	FFY of Grant: 2011 FFY of Grant Approval:
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴		38186			

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development
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Part I: Summary		FFY of Grant: 2011	
PHA Name: Woonsocket Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: R143R003501-11	FFY of Grant Approval:	
Date of CFP:			

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	38186			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 8/31/2011

Part I: Summary		FFY of Grant: 2010 FFY of Grant Approval:	
PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43-E003-50109 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant XX <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Actual Cost ¹ Expended
Line	Summary by Development Account	Total Estimated Cost Revised ²	Obligated
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures	215,985	215,985
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 Expires 08/31/2011

Part I: Summary		FFY of Grant: 2010 FFY of Grant Approval:	
PHA Name: Woonsocket Housing Authority	Grant Type and Number Capital Fund Program Grant No: R143-E003-50109 Replacement Housing Factor Grant No: Date of CFFP:		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ² Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	215,985	215,985
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 Expires 3/31/2014

Part I: Summary		Grant Type and Number		FFY of Grant: 2010	
PHA Name: Woonsocket Housing Authority		Capital Fund Program Grant No: RI 43-P003-50110		FFY of Grant Approval: 2010	
		Replacement Housing Factor Grant No:			
		Date of CFPP: 7/15/10			

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	XX <input type="checkbox"/> Revised Annual Statement (revision no:2) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹
			Original	Revised ²	
1	Total non-CFP Funds				Expended
2	1406 Operations (may not exceed 20% of line 21) ³		206696	0	
3	1408 Management Improvements		146250	0	
4	1410 Administration (may not exceed 10% of line 21)		232037	230203	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		7000	95000	53854
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures		885878	1202658	1067657
11	1465.1 Dwelling Equipment- Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment		50000	0	
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development
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Part I: Summary

PHA Name: Woonsocket Housing Authority	Grant Type and Number Capital Fund Program Grant No: R1 43P003-50110 Replacement Housing Factor Grant No: Date of CFFP: 7/15/10	FFY of Grant: 2010 FFY of Grant Approval: 2010
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Type of Grant Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: Revised Annual Statement (revision no: 2)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	774175	774175	774175	774175
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	2302036	2302036		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>[Signature]</i>		Date <i>12/29/11</i>	Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHHF funds shall be included here.

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

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2010				
PHA Name: Woonsocket Housing Authority		Capital Fund Program Grant No: RI 43-P003-50110						
		CFPP (Yes/No): No						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
COCC Amp 001 (RI 3-1)	1 Admin Salaries & Fringes	1410		Original 232037	Revised ¹ 230203	Funds Obligated ² 230203	Funds Expended ²	
	2 Operating Subsidy	1406		29528	0			
	3 Debt Service	1501		774175		774175	774175	Complete
	4 Community Policing	1408		25000	0			
	5 Electrical Upgrade	1460		6500	601,329	601329	533828	In Progress
	6 Computer Hardware	1475		7148	0			
	7 A&E Fees	1430		1000	23000	22090	22090	In Progress
Amp 002 (RI 3-2)	8 Community Policing	1408		25000	0			
	9 Operating Subsidy	1406		29528	0			
	10 Electrical Upgrade	1460		6500	601329	601329	533829	In Progress
	11 Computer Hardware	1475		7142	0			
	12 A&E Fees	1430		1000	0	0		
Amp 003 (RI 3-3)	13 Operating Subsidy	1406		29528	0			
	14 Generator Upgrade	1460		109516	0			
	15 Community Policing	1408		0				
	16 Acquire, Install, Train on Software	1408		9438	0			
	17 Computer Hardware	1475		7142	0			
	18 A&E Fees	1430		1000	15028	15028	15028	In Progress
Amp 004 (RI 3-4)	19 Exterior/Roof/Generator	1460		209833	0			

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name: Woonsocket Housing Authority
 Grant Type and Number
 Capital Fund Program Grant No: RI 43-P003-501110
 CEFP (Yes/No): No
 Replacement Housing Factor Grant No:

Federal FFY of Grant: 2010

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	20 Exterior/Porch Repairs	1460		135917	0			
	21 Operating Subsidy	1406		29528	0			
	22 Acquire, Install, Train on Software	1408		9438	0			
	23 Computer Hardware	1475		7142	0			
	24 A&E Fees	1430		1000	15028	15028	15028	In Progress
Amp 005 (RI 3-5)	25 Operating Subsidy	1406		29528	0			
	26 Generator Upgrade	1460		208806	0			
	27 Acquire, Install, Train on Software	1408		9437	0			
	28 Computer Hardware	1475		7142	0			
	29 A&E Fees	1430		1000	20972	20972	854	In Progress
Amp 006 (RI 3-6)	30 Operating Subsidy	1406		29528	0			
	31 Trash Compactor System	1460		208806	0			
	32 Acquire, Install, Train on Software	1408		9437	0			
	33 Computer Hardware	1475		7142	0			
	34 A&E Fees	1430		1000	20972	20972	854	In Progress
Amp 007 (RI 3-7)	35 Operating Subsidy	1406		29528	0			
	36 Grant Writing/Special Projects	1408		58500	0			
	37 Computer Hardware	1475		7142	0			
	38 A&E Fees	1430		1000	0			

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part I: Summary		Grant Type and Number		FFY of Grant: 2010	
PHA Name: Woonsocket Housing Authority		Capital Fund Program Grant No: Replacement Housing Factor Grant No: R43R003501-10		FFY of Grant Approval:	
Date of CFFP:					

Line	Type of Grant XX14907 <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴			14907			

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part I: Summary		FFY of Grant: 2010	
PHA Name: Woonsocket Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: R143R003501-10	FFY of Grant Approval:	
Date of CFFP:			

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: Revised Annual Statement (revision no:)
 Summary by Development Account Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
		Original				
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	14907				
21	Amount of line 20 Related to IBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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 Expires 8/31/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2010 FFY of Grant Approval:	
PHA Name: Woonsocket Housing Authority		Capital Fund Program Grant No: R143E003501-10 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant	XX <input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)			
<input type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised ¹	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	318,000		318,000	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	4,182,000		4,182,000	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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Part I: Summary		FFY of Grant: 2010 FFY of Grant Approval:	
PHA Name: Woonsocket Housing Authority	Grant Type and Number Capital Fund Program Grant No: RJ43E003501-10 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHIA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	4,500,000	4,500,000
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
<i>[Signature]</i>		<i>[Signature]</i>	
Date		Date	
<i>10/18/11</i>		<i>10/18/11</i>	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary		Grant Type and Number Capital Fund Program Grant No: RJ43P003501-09 Replacement Housing Factor Grant No: Date of CFPF:		FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement XX <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/Emergencies XX <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹ Expended	
Line	Summary by Development Account	Original			
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	225037	0		
3	1408 Management Improvements	146250	40000		
4	1410 Administration (may not exceed 10% of line 21)	232037	230980		230980
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7000	0		0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	885878	1262320		1262320
11	1465.1 Dwelling Equipment—Non-expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	50000	0		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval:	
PHA Name: Woonsocket Housing Authority	Grant Type and Number Capital Fund Program Grant No: R143P003501-09 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant	<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ² Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	774175	776500
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	2320377	2309800
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs	50000	
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages		Federal FFY of Grant: 2009				
PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P003501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
				Original	Revised ¹	
				Funds Obligated ²	Funds Expended ²	
COCC	Admin Salaries & Fringes	1410		232037	230980	Complete
Amp 001 (RI 3-1) Morin Heights	Operating Subsidy	1406		32148	0	
	Debt Service	9000		774175	776500	Complete
	Grant Writing	1408		25000	20000	In Progress
	Electrical Upgrade	1460		6500	144103	2009 CF combined w/ 2010 CF
	Purchase Computer Hardware A&E Fees	1475 1430		5898 1000	0 0	
Amp 002 (RI 3-2) Veteran's Memorial	Grant Writing	1408		25000	20000	In Progress
	Operating Subsidy	1406		32148	0	
	Electrical Upgrade	1460		6500	144103	2009 CF combined w/ 2010 CF
	Purchase Computer Hardware A&E Fees	1475 1430		7142 1000	0 0	
Amp 003 (RI 3-3) Parkview Manor	Operating Subsidy	1406		32148	0	
	Generator Upgrade	1460		110539	0	
	Community Policing	1408		0	0	
	Purchase/Install New Software/Training	1408		6500	0	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

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U.S. Department of Housing and Urban Development
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Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: Woonsocket Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P003501-09 CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Purchase Computer Hardware A&E Fees	1475 1430		7142 1000	0 0			
	Bathroom Renovations	1460		0	455240	455240	455240	Complete/ARRA
Amp 004 (RI 3-4) Kennedy Manor	Exterior/Roof/Generator	1460		209833	0			
	Exterior/Porch Repairs	1460		135917	0			
	Operating Subsidy	1406		32148	0			
	Community Policing	1408		0	0			
	Purchase/Install New Software Training	1408		6500	0			
	Purchase Computer Hardware A&E Fees	1475 1430		7142 1000	0			
	Bathroom Renovations	1460		0	455240	455240	455240	Complete/ARRA
Amp 005 (RI 3-5A) Crepeau Court	Operating Subsidy	1406		32148	0			
	Generator Upgrade	1460		209829	0			
	Community Policing	1408		0	0			
	Purchase/Install New Software Training	1408		6500	0			
	Purchase Computer Hardware A&E Fees	1475 1430		7142 1000	0			

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages									
PHA Name: Woonsocket Housing Authority			Grant Type and Number Capital Fund Program Grant No: RI43P003501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work		
				Original	Revised ¹			Funds Obligated ²	Funds Expended ²
	Bathroom Renovations	1460		0	31817	31817	Complete/ARRA	31817	
Amp 006 (RI 3-5B) St. Germain Manor	Operating Subsidy	1406		32148	0				
	Trash Compactor System	1460		209829	0				
	Community Policing	1408		0	0				
	Purchase/Install New Software Training	1408		6500	0				
	Purchase Computer Hardware	1475		7142	0				
	Bathroom Renovations	1460		0	31817	31817	Complete/ARRA	31817	
Amp 007(RI 3-7&3-8) Scattered Sites	Operating Subsidy	1406		32148	0				
	Community Policing	1408		0	0				
	Grant Writing/Special Projects	1408		58500	0				
	Purchase Computer Hardware	1475		7142	0				
	A&E Fees	1430		1000	0				

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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 Expires 3/31/2014

Part I: Summary		FFY of Grant: 2009	
PHA Name: Woonsocket Housing Authority	Grant Type and Number Capital Fund Program Grant No.: CFRGR143S0003501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:)		Final Performance and Evaluation Report	
			Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFP Funds		Original		Obligated	Expended
2	1406 Operations (may not exceed 20% of line 21) ¹					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures		2958140		2958140	2958140
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary		FFY of Grant: 2009	
PHA Name: Woonsocket Housing Authority	Grant Type and Number Capital Fund Program Grant No: CFRGR143S0003501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost ¹
		Original	Revised ²	Expended
18a	1501 Collateralization or Debt Service paid by the PHA			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	2958140		2958140
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security - Soft Costs			
24	Amount of line 20 Related to Security - Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			
Signature of Executive Director		Date	Signature of Public Housing Director	
			Date	

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 Expires 3/31/2014

Part I: Summary

PHA Name: Woonsocket Housing Authority	Grant Type and Number Capital Fund Program Grant No: RL43P003501-08 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Final Performance and Evaluation Report	Total non-CFP Funds				
2		1406 Operations (may not exceed 20% of line 21) ³	232037	121153	121153	121153
3		1408 Management Improvements	147500	20000	20000	10290
4		1410 Administration (may not exceed 10% of line 21)	232037	232000	232000	232000
5		1411 Audit				
6		1415 Liquidated Damages				
7		1430 Fees and Costs		237003	237003	222429
8		1440 Site Acquisition				
9		1450 Site Improvement				
10		1460 Dwelling Structures	880911	601069	601069	601069
11		1465.1 Dwelling Equipment—Nonexpendable				
12		1470 Non-dwelling Structures				
13		1475 Non-dwelling Equipment	50000	336227	336227	336227
14		1485 Demolition				
15		1492 Moving to Work Demonstration				
16		1495.1 Relocation Costs				
17		1499 Development Activities ⁴				

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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Part I: Summary		FFY of Grant: 2008	
PHA Name: Woonsocket Housing Authority	Grant Type and Number Capital Fund Program Grant No: R143P003501-08 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	
18a	1501 Collateralization or Debt Service paid by the PHA			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	772925	772925	772925
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	2320377	2320377	2296093
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security - Soft Costs			
24	Amount of line 20 Related to Security - Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			

Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:) Final Performance and Evaluation Report

Performance and Evaluation Report for Period Ending: _____

Signature of Executive Director: *[Signature]* Date: *1/24/11* Signature of Public Housing Director: _____ Date: _____

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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Annual Statement/Performance and Evaluation Report
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U.S. Department of Housing and Urban Development
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 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant: 2008				
PHA Name: Woonsocket Housing Authority		Capital Fund Program Grant No: R143P003501-08						
		CFPP (Yes/No):						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
COCC	Admin Salaries & Fringes	1410		232037	232000	232000	232000	Complete
Amp 001 (RI 3-1)	Operating Subsidy	1406		33858	17307	17307	17307	Complete
Morin Heights	Debt Service	1501		772925	772925	772925	772925	Complete
	Purchase/Install New Software/Train	1408		6500	0	0	0	In Process
	Grant Writing	1408		7148	0	0	5145	In Process
	Purchase Computer Hardware	1475		0	49764	49764	49764	Complete
	Refrigerators	1408		25000	0	0	0	Complete
	Community Policing	1430		0	66512	66512	66512	Complete
	A&E Fees							
Amp 002 (RI 3-2)	Operating Subsidy	1406		28891	17308	17308	17308	Complete
Veteran's Memorial	Community Policing	1408		25000	0	0	0	
	Purchase/Install New Software/Train	1408		7142	0	0	0	In Process
	Grant Writing	1408		0	10000	10000	5145	In Process
	Purchase Computer Hardware	1475		7142	0	0	0	
	Refrigerators	1475		0	63992	63992	63992	Complete
	A&E Fees	1430		0	81087	81087	66512	In Process

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2008				
PHA Name: Woonsocket Housing Authority		Capital Fund Program Grant No: R143P003501-08						
		CEFP (Yes/ No):						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Amp 003 (RI 3-3)	Operating Subsidy	1406		33858	17307	17307	17307	Complete
Parkview Manor	Generator Upgrade	1460		110539	0	0	0	Complete
	Trash Compactor	1460		0	48425	48425	48425	Complete
	Community Policing	1408		0	0	0	0	
	Purchase/Install New Software/Train	1408		6500	0	0	0	
	Purchase Computer Hardware	1475		7142	0	0	0	
	Refrigerators	1475		0	54730	54730	54730	Complete
	A&E Fees	1430		0	20005	20005	20005	Complete
	Temperature Controls	1460		0	8200	8200	8200	Complete
	Boiler Room Breaching	1460		0	53000	53000	53000	Complete
	Sprinkler System	1460		0	80393	80393	80393	Complete
Amp 004 (RI 3-4)	Exterior Roof/Generator	1460		209833	0	0	0	
Kennedy Manor	Trash Compactor	1460		0	48425	48425	48425	Complete
	Exterior Porch Repairs	1460		140884	0	0	0	
	Temperature Controls	1460		0	8200	8200	8200	Complete
	Operating Subsidy	1406		33858	17308	17308	17308	Complete
	Community Policing	1408		0	0	0	0	
	Purchase/Install New Software/Train	1408		6500	0	0	0	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2008				
PHA Name: Woonsocket Housing Authority		Capital Fund Program Grant No.: R143P003501-08						
		CEFP (Yes/ No):						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Purchase Computer Hardware	1475		7142	0	0	0	
	Refrigerators	1460		0	83358	83358	83353	Complete
	A&E Fees	1430		0	20005	20005	20005	Complete
	Sprinkler System	1460		0	80393	80393	80393	Complete
Amp 005 (RI 3-5A)	Generator Upgrade	1460		209829	0	0	0	
	Trash Compactor	1460		0	48425	48425	48425	Complete
	Community Policing	1408		0	0	0	0	
	Purchase/Install New Software/Train	1408		6500	0	0	0	
	Purchase Computer Hardware	1475		7142	0	0	0	
	Refrigerators	1475		0	64175	64175	64175	Complete
	Operating Subsidy	1406		33858	17307	17307	17307	Complete
	Sprinkler System	1406		0	80393	80393	80393	Complete
	Temperature Control	1460		0	8200	8200	8200	Complete
	A&E Fees	1430		0	23294	23294	23294	Complete
Amp 006 (RI 3-5B)	Operating Subsidy	1406		33858	17308	17308	17308	Complete
St. Germain Manor	Trash compactor	1460		209829	48425	48425	48425	Complete
	Community Policing	1408		0	0	0	0	

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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part I: Summary	PHA Name: Woonsocket Housing Authority	Grant Type and Number Capital Fund Program Grant No: R43P003501-07 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant 2007 FFY of Grant Approval:
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account	<input type="checkbox"/> Reserve for Disasters/Emergencies	Total Estimated Cost		Total Actual Cost ¹
			Original	Revised ²	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ¹		226503	237000	237000
3	1408 Management Improvements		147500	92599	92599
4	1410 Administration (may not exceed 10% of line 21)		226500	237000	237000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		0	202604	202604
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures		945866	786423	786423
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment		50000	40743	40743
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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 Office of Public and Indian Housing
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 Expires 4/30/2011

Part I: Summary

PHA Name: Woonsocket Housing Authority	Grant Type and Number Capital Fund Program Grant No. R443P003501-07 Replacement Housing Factor Grant No: Date of CFPP:	FFY of Grant: 2007 FFY of Grant Approval:
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Type of Grant
 Original Annual Statement
 Performance and Evaluation Report for Period Ending: Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	773675	773675		773675	773675	
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant:: (sum of lines 2 - 19)	2370044	2370044		2370044	2370044	
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director		Date		Signature of Public Housing Director		Date	

¹ To be completed for the Performance and Evaluation Report.
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the XX 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 2012, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Woonsocket Housing Authority
PHA Name

RI003
PHA Number/HA Code

XX 5-Year PHA Plan for Fiscal Years 2012 - 2016

Annual PHA Plan for Fiscal Years 20 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official David Lahousse	Title Chairman, Board of Commissioners
Signature 	Date 10/13/2011

**Financial Resources:
Planned Sources and Uses**

Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2011 grants)		
a) Public Housing Operating Fund	\$5,096,599	Public Housing Operations
b) Public Housing Capital Fund	\$6,589,241	Modernization
c) HOPE VI Revitalization	-	
d) HOPE VI Demolition	-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$5,311,866	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2011 RHF	\$ 38,186	
2010 RHF	\$ 14,907	
3. Public Housing Dwelling Rental Income	\$4,587,751	Public Housing Operations
4. Other income (list below)		
Interest & Miscellaneous (Laundry/Antenna)	\$ 68,042	Public Housing Operations
4. Non-federal sources		
none		
Total resources	\$21,706,592	

RESIDENT ADVISORY BOARD MEETING

September 13, 2011

Meeting of the RAB Board was called to order.

Executive Director, Bob Kulik, stated Veteran's Memorial was built 60 years ago and Morin Heights was built 65 years ago and both complexes are aging. He also stated the original demo/dispo plan to demolish 148 units and rebuild the remaining units at Veteran's Memorial was rejected by SAC. The goal now is to resubmit a new plan. The meeting was turned over to Deputy Director, Duncan Speel.

Deputy Speel stated with buildings 60 years plus it is no longer just roof and window replacement issues. Design standards no longer meet today's standards, such as, dining areas where the entire family can eat at the same time. These living conditions are obsolete. WHA must make major investments to all units. "Just good enough" is not adequate any longer. Improvements require include fire, lead and electrical code issues and physical limitation issues. The WHA is not receiving enough money to sustain all current units adequately.

Woonsocket's housing vacancy rate is 12 percent. The community does not all current WHA units. We would receive an equal number of vouchers to cover removed units for relocation with no restrictions.

The WHA wants to reduce 162 units and re-develop the balance, 138 units, at Veteran's Memorial. Funding is the major concern. Currently Veteran's Memorial is located on 29 acres with 300 units, housing 1,000 people. THE WHA is investigating mixed financing such as Low Income Housing Tax Credits, Private Investors, Section 8 subsidy and state and local grants.

This project would be completed in phases: four or five buildings at a time would be vacated and rehabbed and filled with residents. This process would take three-to-four years to complete. Residents wanting to stay may trade their Section 8 vouchers with someone else whose unit is not getting demolished. Moving expenses will be taken care of and every family will be handled on an individual basis. Elderly residents will have the options to relocate to one of our elderly high rise buildings. No one will be put on the street.

At this point in time, Veteran's Memorial has a greater unfunded need over Morin Heights. Morin Heights will follow. HUD has approved other proposals such as this elsewhere in the country. The cost of rehab is lower than new construction. This is a priority for WHA.

Current work in progress at various WHA locations is approximately \$10MM:

1. Façade at Crepeau Court & St. Germain Manor is \$5.2MM with AF Lusi Construction
2. Weatherproofing at Parkview Manor is \$310K
3. Waterproofing at Kennedy Manor is expected to be around \$1MM
4. Electrical Upgrade at Veteran's Memorial and Morin Heights is \$2.2MM

HUD has announced they are going to recapture any surplus operating funds. HUD has agreed on WHA using reserves on Parkview and Kennedy Manor weather/water-proofing.

Reading and Adult Literacy Programs, before Head Start Programs, Parenting Programs, etc. are all being eliminated due to funding cuts. Many state and federal programs are being cut.

Carbon monoxide/smoke detectors are needed before microwave ovens with lights at high rise buildings.

High rise buildings are seeing more vacancies. We have a plan in front of the Fire Marshall for 34 assisted living apartments located on the second and third floor at St. Germain Manor.

We are currently selling the remaining 18 scattered site units and putting the money into the Veteran's Memorial rehab. HUD's SAC must approve the rehab plan before we can proceed. The hardest part is getting the financing. We are talking to RI Housing as they control the tax credits. Our time table is 120-150 days.

The five-year plan was reviewed. All residents were asked if they had any questions or concerns. They did not.

New management officers of the Tenant Association were chosen.

The residents were notified many, many meetings will be held to review the plans and advise of any changes.

No one had any questions and felt the WHA was on the correct path. A motion was approved and the vote was unanimous.

The meeting was closed.

Annual Plan Section 7 Drop In for the Redevelopment of Veterans Memorial

The WHA has continued to evaluate its portfolio and the best overall strategy to continue to provide the City of Woonsocket with the best maintained housing affordable housing possible at a sustainable level of hard units.

Over the last decade the City has seen a 5.9% decline in its population and sustained high unemployment in the 11% range. There is no major projected increase in new employment opportunities of the kind that are readily accessible to family households that have the educational and skill backgrounds of most of our federal conventional program.

The reduction in population by more than 2,000 individuals has added an estimated 500 apartments and homes to the vacancy level of the City.

The WHA has determined that it needs to reposition its major assets. Overtime this will include both family and elderly/disabled housing owned and managed by the WHA.

The WHA has to start this repositioning process with an asset, and we have determined that the redevelopment of Veteran's Memorial (RI 3-2) is the starting place. The WHA submitted an application for partial demolition of the site to HUD's Special Application Center (SAC) in the Fall of 2009. That application has been tabled as HUD has needed to have questions answered about what the larger vision is for Veteran's. The information released as part of the 2010 census provides a partial answer as to what needs to happen.

As the population of the City of Woonsocket has diminished and the neighborhood based housing in the City has become increasingly vacant and at risk of blight, the greater use of the existing private stock provides an opportunity for mobility from and deconcentration of our family properties.

Going into the fiscal year covered by this Agency Plan, the WHA intends to initiate a redevelopment process for Veterans that will result in the full redevelopment of the site resulting in a mixed finance community of roughly half the size of the current community. The redevelopment will use a variety of sources: Low Income Housing Tax Credits, HOME Program or similar housing grants to fill gaps in the financing, Replacement Housing Factor (RHF) which will result in some of the redeveloped unit remaining public housing, and Housing Choice Vouchers rental subsidies in many but not all of the other units.

Once completed as envisioned, the project will result in a reduction of the overall density of the project by about 50%. The units removed as part of the density reduction will permit roughly ½ the current residents to receive a tenant-based Housing Choice Vouchers that will be obtained for the units approved for removal. The WHA will work with residents so that a household in a unit scheduled for demolition that wants to remain at Veterans will be able to trade with a household in a unit scheduled for reconstruction that wants to move out of Veterans. The large reduction in population over the last decade makes finding a rental unit within the existing private housing stock a viable choice. Some households may see this as an opportunity

to pursue employment opportunities elsewhere in Rhode Island or wherever opportunities exist. In any event the choices will be resident choices between a range of options.

There are many steps between today and the redevelopment of Veteran's including obtaining permission from HUD, of which this Agency Plan is the first step. Getting financing, relocation of households, construction and rehousing are all steps required to reposition Veteran's. In addition, the redevelopment of the remaining units will be phased in two or three phases to allow for better access to financing, so the impact of the redevelopment will be gradual.

The outcomes will include a renewed Veterans' Memorial with apartments that are closer to modern design standards, more greenspace and recreation on the existing site, increased energy efficiency which will allow more resources to be put into maintaining the property than heating the property, and a modern community center. The households that decide to use their vouchers within Woonsocket will help stabilize neighborhoods by occupying units that otherwise might be vacant. The downsizing of roughly 150 units for the City's housing stock can be done most cost effectively through the redevelopment of Veterans', and it will result in avoided excessive redevelopment costs, investment in the local private housing stock and prevent the loss of revenues to a City beset with a need for stabilizing resources.

Demolition/Disposition Activity Description
1a. Development name: Veterans' Memorial 1b. Development (project) number: RI 3-2
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> (For the purposed of mixed finance redevelopment of 150 units in 3 phases)
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application submitted: 3/15/06
5. Number of units affected: 300
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: January 1, 2012 b. Projected end date of activity: December 31, 2016

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 WHA'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

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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is 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		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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 (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

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.

RESOLUTION #1084

Approval to amend all new leases entered into on or after March 1, 2011 and General Code Article II Smoke-Free Policy **in all WHA Housing.**

WHEREAS, it is the desire of the Authority to amend General Code Article II Smoke-Free Policy in WHA Housing; § 28-5; and as an addendum to all new leases entered into on or after March 1, 2011, as follows:

§28-5: Smoking is prohibited in all buildings owned, operated or maintained by the Woonsocket Housing Authority. This ban on smoking includes the leased premises as well as all common areas and common ways both within the building. **Violation of the smoking policy shall be deemed a lease violation for tenants and a violation of the rules and regulations of the Woonsocket Housing Authority for all others, and will acted upon as such.**

A specific exterior smoking area will be designated at all Woonsocket Housing Authority properties for the use of residents, visitors and employees.

NOW THEREFORE, IT IS RESOLVED:

Section 1: That the Board of Commissioners of the Authority of the City of Woonsocket, Rhode Island hereby approve the above stated change.

Section 2: This Resolution shall be effective upon passage.

Resolution # 1093**Authorizing the Housing Authority of the City of Woonsocket to Withdraw a Demolition Application from HUD's Special Application Center and to Prepare a Disposition Application for the Redevelopment of Veteran's Memorial Family Housing (RI3-2)**

Whereas, the Housing Authority of the City of Woonsocket is committed to providing the low income residents of the City of Woonsocket with the widest range of housing choice possible;

Whereas, the City of Woonsocket continues to go through complex demographic changes as evidenced by the most recent trends revealed by the 2010 Census;

Whereas, the manner in which the City of Woonsocket needs affordable housing has changed since the construction of the WHA's federal public housing portfolio and large concentrations of low income families when vacancy rates are in excess of 10% do not need to be sustained;

Whereas, the age of the portfolio and its backlog of unfunded capital needs continues to outstrip the resource available under federal appropriation and the future projection of such resources; and

Whereas, the WHA has identified an opportunity for a comprehensive solution to the needs of Veteran's Memorial as a mixed finance redevelopment, as a preservation opportunity that will reposition the asset for an extended period and also increase housing choice and as a means to increase access to economic opportunity for the development's residents.

Now therefore, be it resolved:

That the Board of Commissioners authorizes the Executive Office to officially withdraw the demolition application submitted to the Special Application Center and to prepare in consultation with the residents of Veteran's Memorial and the City an application for disposition pursuant to the requirement of 24 CFR 970.17 with the goal of transforming the development into a mixed finance affordable housing project using all the financing tools that are currently available and used for this purpose.

Resolution #1085**Approval for Renewal of Elderly/Disabled Waiting list Administrative Plan Procedures**

Whereas:

As required of the approval of the WHA's Allocation Plan for Designated Housing, renewal of the existing Admissions and Continued Occupancy Policy (ACOP) is required to continue implementation of the Allocation Plan Strategy.

This renewal continues development-specific waiting lists for the four elderly/disabled developments and household selection procedures that permit assignment of 85% of the non-wheelchair dwelling units for elders.

Be it resolved

The Board of Commissioners approves the attached renewal for continuation to the ACOP of Designated Housing this 19th day of May 2011.

Summary of Allocation Plan Designation Strategy

		Total Units	Wheelchair Units	Mixed Units	Elderly Only Units
Parkview Manor	RI 3-3	126	7	18	101
Kennedy Manor	RI 3-4	198	7	29	162
Crepeau Court	RI 3-5	153	7	22	124
St. Germain Manor	RI 3-6	153	7	22	124
Totals		630	28	91	511

Resolution #1087**Change to Section 8 Administration Plan, Chapter 8: Voucher Issuance and Briefings**

Whereas, the Woonsocket Housing Authority is proposing to change Chapter 8, Section H, of the Section 8 Administration Plan regarding Remaining Member of Tenant Family-Retention of voucher, as follows:

Policy currently reads:

To be considered the remaining member of the tenant family, the person must have been previously approved by the PHA to be living in the unit.

Would like to change it to read:

To be considered the remaining member of the tenant family, the person must have been previously approved by the PHA to be living in the unit **and must have lived in the unit for a minimum of one (1) year.**

See following page for explanation.

Now, therefore, be it resolved that the document is approved and is effective immediately.

Notice of Public Hearing

The Woonsocket Housing Authority will hold a Public Hearing on October 13, 2011 at 4:00 pm at the Main Office, 679 Social Street, Woonsocket, RI 02895

The Purpose of the Public Hearing is as follows:

- General revision of the 2011 and 2012 Capital Fund Programs and proposed revisions.
- General update of the 2011-2012 physical and management needs of the Woonsocket Housing Authority for the Capital Fund Program and 5-Year Action Plan.

In compliance with the amendments to Rhode Island's Open Meeting Law and Section 504 of the CFR, the Woonsocket Housing Authority will make all reasonable accommodations for the disabled individual. It is imperative you let this office know 48 hours in advance of our meeting of any accommodations requested.

The PHA plan will be available for review, if you have any questions, please contact Robert Kulik, Executive Director, 9:00 am to 3:30 pm, Monday through Friday at 401-767-8000, TDD 1-800-745-6575.

David Lahousse
Chairman

Published 8-25-2011