

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 03/31/2024</b>
--	---	---

**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A. PHA Information.					
A.1	PHA Name: Central Falls Housing Authority                      PHA Code: RI004 PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2024 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 327    Number of Housing Choice Vouchers (HCVs) 593_ Total Combined 920 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				
	<b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.				
	<input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)				
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program PH                      HCV
	Lead PHA:				

<b>B.</b>	<b>Plan Elements</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?</p> <p>Y   N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y   N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>-The agency plans to submit application for HUD approval to project base up to 15 HCV vouchers</p> <p>-The agency plans to submit an application for the HUD Safety and Security Grant for safety improvements at our site</p>
<b>B.3</b>	<p><b>Goal 1: Continue to improve agency management and operations</b></p> <p>Strategy 1.1    Continue to seek ways to improve agency operations - <b>Ongoing</b></p> <p>                    1.1.1    Increase training opportunities for agency staff and board members - <b>Ongoing</b></p> <p>                    1.1.2    Review and update policies and procedures as needed - <b>Ongoing</b></p> <p>                    1.1.3    Continue to achieve high performer status within our programs - <b>Ongoing</b></p> <p>Strategy 1.2    Improve Property and Facilities Management Operations - <b>Ongoing</b></p> <p>                    1.2.1    Optimize Financial Performance of all programs - <b>Ongoing</b></p> <p>                    1.2.1.1    Stabilize units leased/ budget utilization within the HCV department. - <b>Ongoing</b></p> <p>                    1.2.2    Continue to prioritize Customer Service Excellence - <b>Ongoing</b></p> <p>                    1.2.3    Continue to reduce unit turnover days to 10 days. - <b>Ongoing</b></p> <p>Strategy 1.3    Enhance Services and Improve Customer Service to our participants and Landlords within our programs - <b>Ongoing</b></p>

	1.3.2	Increase participation within the FSS Program to 52 participants Increased to 47
	Strategy 1.4	Ensure equal opportunities in housing for all individuals. - Ongoing
Ongoing	1.4.1	Continue to utilize affirmative measures to ensure access to assisted housing -
	1.4.2	Continue to utilize affirmative measures to ensure accessible housing to persons/families with disabilities. - Ongoing
	Strategy 1.5	Development of strategies to increase HCV department efficiency Implemented new software, reallocation of staff duties and an ongoing focus on training.
	1.5.1	Review and update department procedures for uniformity and efficacy Ongoing. Updates to ADMIN and ACOP policies
	1.5.2	Continue staff collaboration in updating and developing new department procedures Ongoing – focus on new PHA Web software
	1.5.3	Improve utilization of HUD submission portals. Completed through the new PHA portal the use of HUD submission portals has improved.
	1.5.4	Develop new strategies for landlord/tenant assignment to staff to ensure all participants are able to obtain information in a more streamlined manner Completed by reassigning the workload by owners in lieu of tenants we have increased customer service to owners.
	Strategy 1.6	Identify technology to enhance operational effectiveness and efficiency.
	1.6.1	Implement new housing software. Completed
	1.6.2	Implement digital filing programs. Not completed moving to FY24
	1.6.3	Implement and implement fillable online forms and submissions. Partly completed. Will complete in FY24
	Strategy 1.7	Submit an application for the HUD Safety and Security Grant FY23 to for safety improvements.
	Strategy 1.8	Submit application for HUD approval to project base up to 15 HCV vouchers. This goal will be accomplished in FY24
<b>Goal 2: Enhance and expand relationships with the Central Falls community, the State of RI and HUD Partners</b>		
	Strategy 2.1	Continue to improve existing relationships with organizations with similar efforts Continuous
	Strategy 2.2	Collaborate with key partners to ensure the needs of our program participants and applicants continue to be addressed Continuous
	2.2.1	Continue meal sites at Wilfrid/Forand Manors Completed and continuous
	2.2.2	Continue Food on the Move partnership for weekly fruit and vegetables market Completed and continuous
	2.2.3	Collaborate with the CF Affordable Housing Food Pantry to assist participants Completed and continuous
	2.2.4	Continue to explore additional opportunities for engagement Continuous
<b>Goal 3: Provide Safe and Healthy Communities</b>		
	Strategy 3.1	Seek new landlords for the HCV program. Ongoing
	Strategy 3.2	Continue to ensure HCV units meet or exceed the HUD standard Ongoing
	Strategy 3.3	Continue to increase services to the participants of both programs Ongoing

	<p>Strategy 3.4 Continue to seek partnerships and apply for funding to bring internet to our PH residents. <b>Received a \$75k grant for APC enrollments</b></p> <p>Strategy 3.5 Employee a Director of Security to improve safety within our sites. <b>Completed</b></p> <p>Strategy 3.6 Obtain the ROSS Grant and continue to strengthen our relationships and services to our residents <b>Completed</b></p> <p>Strategy 3.7 Renovate our community spaces to a more "home" community space with different activity areas. <b>In process</b></p> <p><b>Goal 4: Expand Affordable Housing Opportunities</b></p> <p>Strategy 4.1 Continue to seek new opportunities with our affiliate, Central Falls Foundation to expand affordable housing by developing and/or renovating properties in Central Falls. <b>Development applications completed for a 58 unit development, a 18 unit acquisition of a PBRA property and purchase and sales of a three unit rehabilitation.</b></p>
B.4.	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p><b>The most recent HUD approved Five Year Action Plan of the Central Falls Housing Authority is RI0104500123--27 and was approved on 4/3/2023</b></p>
B.5	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<b>Other Document and/or Certification Requirements.</b>
C.1	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>Please see attachment C1</p>
C.2	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p><b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p><a href="#">Form 50077-ST-HCV-HP</a>, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.4	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y   N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>			
D.	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>			
D.1	<p><b>Affirmatively Furthering Fair Housing.</b></p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <p>The PHA is not required to complete Section D at this time.</p> <table border="1" data-bbox="186 1108 1453 1621"> <tr> <td data-bbox="186 1108 1453 1150">Fair Housing Goal:</td></tr> <tr> <td data-bbox="186 1150 1453 1579"> <p><u><i>Describe fair housing strategies and actions to achieve the goal.</i></u></p> </td></tr> <tr> <td data-bbox="186 1579 1453 1621">Fair Housing Goal:</td></tr> </table>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal.</i></u></p>	Fair Housing Goal:
Fair Housing Goal:				
<p><u><i>Describe fair housing strategies and actions to achieve the goal.</i></u></p>				
Fair Housing Goal:				

**Describe fair housing strategies and actions to achieve the goal.**

**Fair Housing Goal:**

**Describe fair housing strategies and actions to achieve the goal.**

## Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

**A. PHA Information.** All PHAs must complete this section. (24 CFR §903.4)

- A.1** Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

**B. Plan Elements.**

**B.1 Revision of Existing PHA Plan Elements.** PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA's admissions policy for Deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The Deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to Deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)) A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k)) and 24 CFR §903.12(b).

☐ **Safety and Crime Prevention (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **HOPE VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD's website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6). (Notice PIH 2011-47)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4)

☐ **Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(i))

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

- ☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.
- ☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §990.145(a)(1).
- ☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

- B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))
- B.4 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR §903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."
- B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

#### C. Other Document and/or Certification Requirements

- C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)
- C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).
- C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

#### D. Affirmatively Furthering Fair Housing.

##### D.1 Affirmatively Furthering Fair Housing.

The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ...." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works 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. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 7.02 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

CENTRAL FALLS HOUSING AUTHORITY  
AVAILABILITY OF PUBLIC HOUSING AGENCY PLAN  
&  
NOTICE OF PUBLIC HEARING

A DRAFT copy of the Central Falls Housing Authority's (CFHA) Public Housing Annual and Five Year Plans will be available for public inspection from February 2, 2024 through March 18, 2024 the Administrative Office of the Authority at 30 Washington Street, during normal business hours and available on our website at [www.cfhousing.org](http://www.cfhousing.org). This Plan will advise the Department of Housing and Urban Development (HUD), CFHA residents and members of the public, of the Central Falls Housing Authority's mission for serving the needs of low-income and very low-income families, and the Housing Authority's strategy for addressing those needs.

You are invited to make comments on the Plan at a Public Hearing to be held on March 18, 2024 at 2:00pm. Forand Manor Community Room, 30 Washington Street, Central Falls, RI. Written comments may be sent to:

**Annual and Five Year Plan Comments**

Central Falls Housing Authority  
30 Washington Street  
Central Falls, Rhode Island 02863

Requests for interpreter services or hearing impaired during the public meeting must be made in writing, to the Authority, at the above address, no later than forty-eight (48) hours prior to March 18, 2024.

**Central Falls Housing Authority**

Bridgett M Duquette  
Executive Director

Equal Housing Opportunity

PHA NAME: CENTRAL FALLS HOUSING AUTHORITY  
AUTHORITY TYPE: High Performer  
PHA FY Beginning: 10/01/2023.  
PHA Code: RI004  
REPORT: Attachment B2 New Activities 50075-FY 2023

---

**Goal 1: Continue to improve agency management and operations**

- Strategy 1.1 Continue to seek ways to improve agency operations - Ongoing
  - 1.1.1 Increase training opportunities for agency staff and board members - Ongoing
  - 1.1.2 Review and update policies and procedures as needed - Ongoing
  - 1.1.3 Continue to achieve high performer status within our programs - Ongoing
- Strategy 1.2 Improve Property and Facilities Management Operations -Ongoing
  - 1.2.1 Optimize Financial Performance of all programs - Ongoing
    - 1.2.1.1 Stabilize units leased/ budget utilization within the HCV department. - Ongoing
  - 1.2.2 Continue to prioritize Customer Service Excellence - Ongoing
  - 1.2.3 Continue to reduce unit turnover days to 10 days. - Ongoing
- Strategy 1.3 Enhance Services and Improve Customer Service to our participants and Landlords within our programs - Ongoing
  - 1.3.2 Increase participation within the FSS Program to 52 participants Increased to 47
- Strategy 1.4 Ensure equal opportunities in housing for all individuals. - Ongoing
  - 1.4.1 Continue to utilize affirmative measures to ensure access to assisted housing - Ongoing
  - 1.4.2 Continue to utilize affirmative measures to ensure accessible housing to persons/families with disabilities. - Ongoing
- Strategy 1.5 Development of strategies to increase HCV department efficiency Implemented new software, reallocation of staff duties and an ongoing focus on training.
  - 1.5.1 Review and update department procedures for uniformity and efficacy Ongoing. Updates to ADMIN and ACOP policies
  - 1.5.2 Continue staff collaboration in updating and developing new department procedures Ongoing – focus on new PHA Web software
  - 1.5.3 Improve utilization of HUD submission portals. Completed through the new PHA portal the use of HUD submission portals has improved.
  - 1.5.4 Develop new strategies for landlord/tenant assignment to staff to ensure all participants are able to obtain information in a more streamlined manner Completed by reassigning the workload by owners in lieu of tenants we have increased customer service to owners.
- Strategy 1.6 Identify technology to enhance operational effectiveness and efficiency.
  - 1.6.1 Implement new housing software. Completed
  - 1.6.2 Implement digital filing programs. Not completed moving to FY24
  - 1.6.3 Implement and implement fillable online forms and submissions. Partly completed. Will complete in FY24
- Strategy 1.7 Submit an application for the HUD Safety and Security Grant FY23 to for safety improvements.

Strategy 1.8 Submit application for HUD approval to project base up to 15 HCV vouchers.  
**This goal will be accomplished in FY24**

**Goal 2: Enhance and expand relationships with the Central Falls community, the State of RI and HUD Partners**

Strategy 2.1 Continue to improve existing relationships with organizations with similar efforts **Continuous**

Strategy 2.2 Collaborate with key partners to ensure the needs of our program participants and applicants continue to be addressed **Continuous**

2.2.1 Continue meal sites at Wilfrid/Forand Manors **Completed and continuous**

2.2.2 Continue Food on the Move partnership for weekly fruit and vegetables market  
**Completed and continuous**

2.2.3 Collaborate with the CF Affordable Housing Food Pantry to assist participants  
**Completed and continuous**

2.2.4 Continue to explore additional opportunities for engagement **Continuous**

**Goal 3: Provide Safe and Healthy Communities**

Strategy 3.1 Seek new landlords for the HCV program. **Ongoing**

Strategy 3.2 Continue to ensure HCV units meet or exceed the HUD standard **Ongoing**

Strategy 3.3 Continue to increase services to the participants of both programs **Ongoing**

Strategy 3.4 Continue to seek partnerships and apply for funding to bring internet to our PH residents. **Received a \$75k grant for APC enrollments**

Strategy 3.5 Employ a Director of Security to improve safety within our sites. **Completed**

Strategy 3.6 Obtain the ROSS Grant and continue to strengthen our relationships and services to our residents **Completed**

Strategy 3.7 Renovate our community spaces to a more "home" community space with different activity areas. **In process**

**Goal 4: Expand Affordable Housing Opportunities**

Strategy 4.1 Continue to seek new opportunities with our affiliate, Central Falls Foundation to expand affordable housing by developing and/or renovating properties in Central Falls. **Development applications completed for a 58 unit development, a 18 unit acquisition of a PBRA property and purchase and sales of a three unit rehabilitation.**

PHA NAME: CENTRAL FALLS HOUSING AUTHORITY  
AUTHORITY TYPE: High Performer  
PHA FY Beginning: 10/01/2024  
PHA Code: RI004  
REPORT: Attachment B2 New Activities 50075-FY 2024

---

**Goal 1: Continue to improve agency management and operations**

- Strategy 1.1 Continue to seek ways to improve agency operations
  - 1.1.1 Increase training opportunities for agency staff and board members
  - 1.1.2 Review and update policies and procedures as needed
  - 1.1.3 Continue to achieve high performer status within our programs
- Strategy 1.2 Improve Property Management and Facilities Management Operations
  - 1.2.1 Optimize Financial Performance of all programs
    - 1.2.1.1 Stabilize units leased and budget utilization within the HCV department.
  - 1.2.2 Continue to prioritize Customer Service Excellence
  - 1.2.3 Continue to reduce unit turnover days to 10 days
  - 1.2.4 Continue to educate tenants on policies and procedures.
  - 1.2.5 Continue to increase communication efforts with tenants through participation in meetings, events, etc.
  - 1.2.5 Decreasing tenant aged accounts
  - 1.2.6 Increase resident participation in EFT for rental payments
  - 1.2.7 Open agency departments one evening per month for walk in assistance
  - 1.2.8 Offer inspections one evening and one Saturday per month
- Strategy 1.3 Enhance Services and Improve Customer Service to our participants and Landlords within our programs
  - 1.3.2 Increase participation within the FSS Program to 45 participants
- Strategy 1.4 Ensure equal opportunities in housing for all individuals.
  - 1.4.1 Continue to utilize affirmative measures to ensure access to assisted housing
  - 1.4.2 Continue to utilize affirmative measures to ensure accessible housing to persons/families with disabilities.
- Strategy 1.5 Development of strategies to increase HCV department efficiency
  - 1.5.1 Review and update department procedures for uniformity and efficacy
  - 1.5.2 Continue staff collaboration in updating and developing new department procedures
  - 1.5.3 Implement new inspection procedures and add an in-house inspector.
  - 1.5.4 HCV department meeting participation by all staff on and off site when possible.
  - 1.5.5 Implement cross training of different duties with staff members.
  - 1.5.6 Create a Data Base of Vacant Units with continued monitoring.
  - 1.5.7 Assign identified staff member to search for vacant units.
- Strategy 1.6 Identify technology to enhance operational effectiveness and efficiency.
  - 1.6.2 Implement digital filing programs.
  - 1.6.3 Increase training and implement 100% fillable online forms and submissions.
  - 1.6.4 Optimize use of new housing software

- Strategy 1.7 Submit an application for the HUD Safety and Security Grant FY24 to for safety improvements.
- Strategy 1.8 Submit application for HUD approval to project base up to 15 HCV vouchers.

**Goal 2: Enhance and expand relationships with the Central Falls community, the State of RI and HUD Partners**

- Strategy 2.1 Continue to improve existing relationships with organizations with similar efforts
- Strategy 2.2 Collaborate with key partners to ensure the needs of our program participants and applicants continue to be addressed
  - 2.2.1 Continue meal sites at Wilfrid/Forand Manors
  - 2.2.2 Continue Food on the Move partnership for weekly fruit and vegetables market
  - 2.2.3 Collaborate with the CF Affordable Housing Food Pantry to assist participants
  - 2.2.4 Continue to explore additional opportunities for engagement

**Goal 3: Provide Safe and Healthy Communities**

- Strategy 3.1 Seek new landlords for the HCV program.
- Strategy 3.2 Continue to ensure HCV units meet or exceed the HUD standard
- Strategy 3.3 Continue to increase services to the participants of both programs
- Strategy 3.4 Continue to seek partnerships and apply for funding to bring internet to our PH residents.
- Strategy 3.5 Employee a Director of Security to improve safety within our sites.
- Strategy 3.6 Obtain the ROSS Grant and continue to strengthen our relationships and services to our residents
- Strategy 3.7 Renovate our community spaces to a more "home" community space with different activity areas.

**Goal 4: Expand Affordable Housing Opportunities**

- Strategy 4.1 Continue to seek new opportunities with our affiliate, Central Falls Foundation to expand affordable housing by developing and/or renovating properties in Central Falls.

Part I: Summary						
PHA Name : Central Falls Housing Authority		Locality (City/County & State)				
PHA Number: RI004		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No: )				
A.	Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	AUTHORITY-WIDE	\$226,522.00	\$107,292.00	\$108,792.00	\$110,292.00	
	AIME J FORAND MANOR (RI004000002)	\$606,400.00	\$50,000.00	\$619,860.00		\$500,000.00
	WILFRID MANOR (RI004000001)	\$30,000.00	\$705,630.00	\$134,270.00	\$752,630.00	\$362,922.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$226,522.00
ID0091	COCC Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	COCC Administration		\$86,292.00
ID0159	Annual Audit Cost(Contract Administration (1480)-Audit)	Annual Audit Costs		\$19,500.00
ID0167	Physical and Green Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	Physical and Green Needs Assessment (327 units)		\$45,730.00
ID0202	Operations(Operations (1406))	Transfer to operations for the purpose of rebranding of the agency		\$75,000.00
	AIME J FORAND MANOR (R1004000002)			\$606,400.00
ID0105	Forand Manor Elevator Upgrade(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator upgrades due to age and condition (1elevators based on recommendations of elevator company for period upgrades to ensure compliance and safety) (202 units) Annex		\$307,130.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0143	Forand Window Replacement (Dwelling Unit-Exterior (1480)-Windows)	Replacement of Stairwell Windows at Forand Manor (148 units) and brickwork as required		\$239,270.00
ID0201	Forand Hallway Painting(Non-Dwelling Interior (1480)-Common Area Painting)	Painting of all halls in common areas at Forand Manor (202)		\$60,000.00
	WILFRID MANOR (R1004000001)			\$30,000.00
ID0166	Wilfrid A&E Services Porch Railing Repairs(Non-Dwelling Exterior (1480)-Balconies and Railings)	A&E Services Porch Repairs		\$30,000.00
	Subtotal of Estimated Cost			\$862,922.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	WILFRID MANOR (R1004000001)			\$705,630.00
ID0102	Wilfrid Manor Elevator Upgrade(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator upgrades due to age and condition (i.e. drives, ropes, etc) (125 units)		\$655,630.00
ID0177	Wilfrid A&E Boiler Equipment Upgrade and Repairs(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	A&E Services for Boiler Room Equipment repairs and upgrades (125 units)		\$50,000.00
	AUTHORITY-WIDE (NAWASD)			\$107,292.00
ID0118	Administration(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	Administration		\$86,292.00
ID0160	Annual Audit Cost(Contract Administration (1480)-Audit)	Annual Audit Costs (327 units)		\$21,000.00
	AIME J FORAND MANOR (R1004000002)			\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0163	Forand A&E Boiler Equipment Upgrade and Repairs(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	A&E Services for Boiler Room Equipment repairs and upgrades		\$50,000.00
	Subtotal of Estimated Cost			\$862,922.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2026	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	WILFRID MANOR (RI0040000001)			\$134,270.00
ID0133	Wilfrid Porch Railing Repairs and Upgrades(Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Balconies and Railings)	Repair Railings 14 porches (125 units)		\$114,270.00
ID0197	Wilfrid Garage A&E(Non-Dwelling Construction-New Construction (1480)-Other)	Wilfrid Garage A&E		\$20,000.00
	AUTHORITY-WIDE (NAWASD)			\$108,792.00
ID0148	COCC Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$86,292.00
ID0161	Annual Audit Cost(Contract Administration (1480)-Audit)	Annual Audit Costs (327 units)		\$22,500.00
	AIME J FORAND MANOR (RI0040000002)			\$619,860.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2026	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
ID0198	Forand Manor/Annex Building Envelope(Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Tuck Pointing)	Forand Manor/Annex Building Envelope (202 units)		
	Subtotal of Estimated Cost			
				\$619,860.00
				\$862,922.00

## Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2027	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$110,292.00
ID0061	COCC Administration(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	COCC Administration		\$86,292.00
ID0171	Annual Audit Cost(Contract Administration (1480)-Audit)	Annual Audit Costs (327 units)		\$24,000.00
	WILFRID MANOR (R1004000001)			\$752,630.00
ID0172	Wilfrid Domestic Hot Water Pipe and Boiler Repairs/Replacement(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Repair pipes and boiler repairs and/or replacement (125)		\$160,000.00
ID0180	Wilfrid Manor Garage(Non-Dwelling Construction-New Construction (1480)-Other)	Garage construction		\$100,000.00
ID0199	Wilfrid Manor Building Envelope(Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Tuck Pointing)	Wilfrid Manor Building Envelope (148 units)		\$492,630.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		4	2027	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
	Subtotal of Estimated Cost			\$862,922.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2028	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	AIME J FORAND MANOR (RI004000002)			\$500,000.00
ID0203	Forand Asbestos Abatement and Flooring(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Inspections)	Forand manor abatement of asbestos in flooring in replacement of flooring in all areas (this is additional to the Hazard Grant FY22 for \$4.m)		\$500,000.00
	WILFRID MANOR (RI004000001)			\$362,922.00
ID0204	Wilfrid Asbestos Abatement and Flooring(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Inspections)	Wilfrid manor abatement of asbestos in flooring in replacement of flooring in all areas (this is additional to the Hazard Grant FY22 for \$4.m)		\$362,922.00
	Subtotal of Estimated Cost			\$862,922.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	1	2024
Development Number/Name General Description of Major Work Categories		
Housing Authority Wide		
COCC Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)		\$86,292.00
Annual Audit Cost(Contract Administration (1480)-Audit)		\$19,500.00
Physical and Green Needs Assessment(Contract Administration (1480)-Other Fees and Costs)		\$45,730.00
Operations(Operations (1406))		\$75,000.00
Subtotal of Estimated Cost		\$226,522.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2025	
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Administration (Administration (1410)-Salaries, Administration (1410)-Other, Administration (1410)-Sundry)		\$86,292.00
Annual Audit Cost (Contract Administration (1480)-Audit)		\$21,000.00
Subtotal of Estimated Cost		\$107,292.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	3	2026
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
COCC Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)		\$86,292.00
Annual Audit Cost(Contract Administration (1480)-Audit)		\$22,500.00
Subtotal of Estimated Cost		\$108,792.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	4	2027
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
COCC Administration(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)		\$86,292.00
Annual Audit Cost(Contract Administration (1480)-Audit)		\$24,000.00
Subtotal of Estimated Cost		\$110,292.00