

The Providence Housing Authority FY 2021 Annual Plan



**The Providence Housing Authority
FY 2021 Annual Plan**

HUD FORM 50075-ST

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
--	---	--

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, 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. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only 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 of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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	<p> PHA Name: Providence Housing Authority _____ PHA Code: <u>RI001</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/21</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>2,606</u> Number of Housing Choice Vouchers (HCVs) <u>2,608</u> Total Combined Units/Vouchers <u>5,214</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. Due to the Covid-19 pandemic, the PHA's Plan, Plan Elements, and all information relevant to the public hearing are available for inspection on the PHA's website at www.provhousing.org. Signage announcing the comment period and public hearing notified the public that copies of documents can be obtain by calling a designated PHA contact. Notice about the availability of viewing the plan and related documents is posted at the PHA's Administrative Office located at 100 Broad Street, 2nd Floor and at Management Offices located at: 285-F Chad Brown Street; 144 Dodge Street; 31 Salmon Street; 100 Atwells Avenue; 243 Smith Street; 160 Benedict Street; 25 Tobey Street, 300 Hartford Avenue, and 100 Broad Street. PHA posts approved PHA Plans on its website and provides each resident council with a copy of its Plans </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 20%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:																							
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. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Financial Resources

See Attachment B.1.a

Safety and Crime Prevention

The PHA augmented its security force by contracting with an outside security vendor to provide service for the period of March 19, 2020 – January 31, 2021.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

See Attachment B.1.b.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(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.

Hope VI or Choice Neighborhoods, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion to Tenant-Based Assistance, Conversion of Public Housing to Project-Based Assistance Under RAD

The PHA anticipates issuing a Request for Proposals for a repositioning/redevelopment consultant to assist the PHA in developing a repositioning plan for its public housing portfolio. PHA plans to consider all strategies noted in HUD's Repositioning of Assets Initiative, including, Choice Neighborhoods Initiative, demolition and/or disposition under Section 18, conversion of public housing to tenant-based assistance, RAD, and any combination of recapitalization strategies that should be considered to preserve hard units for the low-income families the PHA serves.

Renewal of Designated Housing for Elderly and/or Disabled Families

The PHA, in consultation with the RAB, has decided to seek a renewal of its elder-only designation of the Dominica Manor and Carroll Tower developments. See Attachment B.2

	<p><u>Update on Approved Disposition of Property</u> PHA has determined that the previously approved disposition of a small portion of land behind its elderly high-rise building known as Dominica Manor is unlikely to move forward and will explore other viable uses of the property.</p> <p><u>Non-Smoking Policies</u> The PHA anticipates collaborating with the Resident Advisory Board to create a program(s) that fosters smoking cessation, increases awareness of the dangers of smoking, and supports the PHA’s non-smoking policy. During the Covid-19 pandemic, the PHA and residents have noted a resurgence in smoking and violations of the non-smoking policy.</p> <p><u>Project-Based Vouchers</u> The PHA anticipates that it will issue an RFP in early 2021 to project-based up to 100 of existing of its existing HCV voucher allocation (including Mainstream Program vouchers) as a strategy to deconcentrate poverty and provide program participants with access to units in neighborhoods of opportunity. The PHA anticipates exploring project-basing up to 30% (including 10% exception units) of its HCV allocation overtime.</p> <p><u>Other Capital Grant Projects</u> The PHA received a grant award, in the amount of \$974,400 from HUD, from the Lead-Based Paint Capital Funds Program to conduct lead-based paint testing and abatement at the following developments: Chad Brown; Hartford Park; and Manton Heights. With the assistance of a consultant, the PHA has developed a scope of work and will issue an RFP for abatement services in early 2021. PHA has also received an Emergency Health and Safety Grant from HUD to install CO2 detectors in scattered site family developments.</p> <p><u>Public Housing ACOP</u> The PHA will continue its review and updating of its public housing Admission and Continued Occupancy Policy (ACOP) in the coming year. In particular, PHA will consider changes to its transfer policy and its public housing lease.</p> <p><u>Administrative Plan for the Housing Choice Voucher Program</u> The PHA will continue its review and updating of its Administrative Plan that governs the operation of the Housing Choice Voucher Program.</p> <p><u>Units with Approved Vacancy for Modernization</u> PHA anticipates that eight (8) units will be approved for vacancy for modernization in the coming year.</p>
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.4	<p>Most Recent Fiscal Year Audit.</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>
B.5	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>See Attachment B.5</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) 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>See Attachment B.6.</p>

B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <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>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. The PHA's 5-Year Action Plan was approved on 11/25/20.</p>

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section.

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. Annual Plan. All PHAs must complete this section.

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

The Providence Housing Authority
FY 2021 Annual Plan

ATTACHMENT B.1.a.
STATEMENT OF FINANCIAL RESOURCES

Providence Housing Authority Attachment B.1(a)
Statement of Financial Resources: Planned Sources and Uses

Sources	Planned \$	Planned Uses
I. Federal Grants FY 2021 grants		
a Public Housing Operating Fund	\$16,989,895	
b Public Housing Capital Fund	\$6,509,215	
c HOPE VI Revitalization	\$0	
d HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$21,174,431	
f) Public Housing Drug Elimination Program including any Technical Assistance funds	\$0	
g) Resident Opportunity and Self-Sufficiency Grants	\$316,000	
h) Community Development Block Grant	\$100,000 \$27,000 5,000 \$33,000	Doors to Safety HP Renovations Parenti Villa Cameras Chad Brown Rec. Facilities Reno.
	\$10,000 \$24,471 \$25,000 \$30,000 \$20,000 \$30,000 \$8,000 \$40,000	Codding Court Transfer switch Dexter Manor Panic Bar Manton Heights Discharge Exit Hartford Park Lot install CB Security Camera and WIFI MH Security Cameras BBCourt Hartford Park Tot Camera Anton Community Center
Other Federal Grants list below		
HUD Lead-based Paint Capital Funds Program	\$974,440	LBP testing and abatement at Chad Brown, Hartford Park and Manton Heights
HUD - Emergency Health and Safety Grant	\$128,000	Installation of CO2 detectors at scattered site family development units
Victims of Crime Act	\$81,402	Community Safety Coordinator
BHDDH State Opioid Response Grant	\$155,000	Joint project with Pawtucket HA to promote wellness and reduce opioid use
WIOA – Youth Comprehensive Program	\$234,306	Workforce readiness and employment for youth

FEMA Public Assistance Grant	\$50,209	Reimbursement for Pre-CARES Act pandemic response expenses
HUD Housing Counseling	\$20,533	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 2020	4,709,000	
CFP 2019	\$2,753,580	
CFP 2018	\$952,502	
Mainstream Voucher Award 2018, 2020	\$1,088,000	
3. Public Housing Dwelling Rental Income	\$8,315,000	
Sources	Planned \$	Planned Uses
4. Other income		
Excess Utilities	\$86,700	
Investment Income	\$13,005	
Fraud Collection S8	\$15,500	
S8 Port Fees	\$42,000	
Miscellaneous Tenant Charges	\$52,000	
Misc .Income -Antenna Rental/Cox/Office space	\$315,000	

Sources	Planned \$	Planned Uses
4. Non-federal sources list below		
Amica Companies Foundation	\$15,000	Support of Emergency Food project program for residents of elderly/disabled developments
RI Foundation	\$75,000	Building Bridges to Support in the Wake of Covid-19 initiative
RI Foundation	\$40,000	Support of Emergency Food project program for residents of elderly/disabled developments
Rhode Island Department of Health	\$15,000	Crush Covid Campaign distribution of PPE and prevention information

Rhode Island Housing/Woonasquatucket River Watershed Council	\$155,370	Biking and walking pathway connecting Woonasquatucket Greenway and Manton Heights
HEN – One Neighborhood	\$55,000	Community Health Worker
Genesis Center – RIDE	\$38,000	Adult Education
Blue Cross Angels	\$35,000	Section 8 Landlord Engagement, Housing Search Counseling
Total Resources	\$65,746,559	

The Providence Housing Authority
FY 2021 Annual Plan

ATTACHMENT B.1.b
DECONCENTRATION POLICY

Attachment B.1.b



11.12 The PHA's Deconcentration Policy

It is PHA's policy to provide for the deconcentration of poverty and to encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. The PHA may skip families on the waiting list to reach other families with a lower or higher income. This will be done in a uniform and non-discriminating manner.

The PHA will affirmatively market its housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, the PHA will analyze the income levels of families residing in each of its developments, the income levels of census tracts in which each development is located, and the income levels of the families on the waiting list. Based on this analysis, the PHA will determine the level of marketing strategies and deconcentration incentives to implement.

11.13 Deconcentration Incentives

The PHA may offer one or more incentives to encourage applicant families whose income classification would help meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

11.14 Targeting

Per the QHWRA, in each fiscal year the PHA will reserve at least 40 percent of its new admissions for families who have incomes that do not exceed 30 percent of area median income as published by HUD.

The PHA will follow the statutory requirement that at least 40 percent of newly admitted families in any fiscal year be families whose annual income is at or below 30 percent of the area median income. To ensure that this requirement is met, the PHA will quarterly monitor the incomes of newly admitted families and the incomes of families on the waiting list. If it appears that the requirement to house extremely low-income families will not be met, the PHA will skip higher income families on the waiting list to reach extremely low-income families.

If there are not enough extremely low-income families on the waiting list, the PHA will consider outreach on a non-discriminatory basis to attract extremely low-income families to reach the statutory requirement.

The Providence Housing Authority
FY 2021 Annual Plan

ATTACHMENT B.2
REQUEST FOR RENEWAL OF
DESIGNATED HOUSING



Attachment B.2

Request for Approval of a Renewal of the Providence Housing Authority’s Elder-Only Designation of Dominica Manor and Carroll Tower

The Providence Housing Authority is requesting HUD approval of a renewal of the elder-only designation of two high-rise developments in its portfolio. The plan was first approved in 1995 and most recently approved for renewal on May 16, 2019 and is in effect until 7/30/21. The two developments for which PHA is seeking renewal of an elder-only designation renewal are as follows:

Development	HUD Project #	Address	# of Units	# of Units in Development for Designation
Dominica Manor	RI001-006	100 Atwells Avenue	204	100%
Carroll Tower	RI001-007	243 Smith Street	194	100%
TOTAL			398	

Dominica Manor is a 16-story, 204-unit building located in the Federal Hill section of Providence. As of 1/7/21, the development houses 222 residents. Twenty-five percent of the residents of Dominica Manor identify as Black/African American, 72% as White, 2.5% as American Indian/Alaska Native and 1.5% as Asian. Sixty-five percent of residents identify as Hispanic. Ninety-one percent of residents at Dominica Manor have annual incomes that are at or below 30% of the AMI.

Carroll Tower is a 15-story, 194-unit building located in the Smith Hill neighborhood of Providence. As of 1/7/21, the development houses 211 residents. Nineteen percent of the residents of Carroll Tower identify as Black/African American, 77% identify as White, 1% as American Indian/Alaska Native, 2.5% as Asian, and .5% Hawaiian Native/Pacific Islander. Seventy-one percent of residents identify as Hispanic. Eighty-five percent of the residents at Carroll Tower have annual incomes that are at or below 30% of the AMI.

Residents of all PHA developments for elderly and disabled persons are served by a Spanish-speaking Resident Services Coordinator and have access to a range of programs as lunch time meal programs, health and wellness clinics, safety and security presentations, field trips, holiday

dinners, coffee hours, raffles, bingo and other recreational activities designed to promote wellness and prevent isolation. The Resident Service Coordinator provides referrals to a wide range of outside services, such as housekeeping assistance, medical transportation, and counseling that promote healthy aging in place for residents. In addition to the services PHA has traditionally provided to residents, PHA hired a Wellness Coordinator in 2019 using funds from a \$300,000 SAMHSA State Opioid Reduction and Housing Retention grant awarded by the Rhode Island Department of Behavioral Healthcare, Developmental Disabilities and Hospitals; the PHA has received a renewal of funding for this program. The PHA's Opioid Reduction and Wellness Program, designed to prevent opioid abuse and promote general wellness among PHA residents, including elders, persons with disabilities and families, was implemented starting in an elderly/disabled development (Dexter Manor). PHA has since received additional funding to continue the program the program to provide services to its full portfolio during 2021. In 2020, PHA established the *Building Bridges to Support in the Wake of Covid-19*, new program staffed by a clinical social worker. This program funded by the Rhode Island Foundation, provides all residents with support and access to treatment for behavioral health needs related to the trauma of Covid-19.

Since the original designation, both developments for which PHA is seeking designation have well-served the special needs of the elderly community. Since 1995, these two developments have admitted only persons aged 62 or older. This designation has not negatively impacted non-designated units, nor has it prevented non-elderly disabled persons from accessing public housing. PHA has not encountered any difficulties since the original designation in 1995. The PHA has discussed this intention to renew the elder-only designation of these two developments with the Resident Advisory Board and has included it as an activity in the FY 2021 Annual Plan that is subject to a public comment period and public hearing.

As part of the PHA's past agreement with HUD for its designated housing plan, PHA agreed to ensure that the PHA's public housing stock holds ample units to house non-elderly disabled persons. With the designation, PHA has had the opportunity to serve all applicants on the waiting list. It is important to note that, in addition to Dominica Manor and Carroll Tower, PHA operates six other developments that offer housing to elderly and disabled persons, including Dexter Manor I, Dexter Manor II, Hartford Park Tower, Kilmartin Plaza, Parenti Villa, and Sunset Village. Including Dominica Manor and Carroll Tower, PHA's elderly/disabled developments contain 1,133 units and comprise 44% of the PHA's total housing stock. The renewal of the designation of Dominica Manor and Carroll Tower as elder-only will comprise 35% of all elderly/disabled units. The remaining six developments, totaling 739 units, will remain as "mixed population" developments with non-elderly disabled and elderly persons in residence.

As of 1/7/21, the PHA's waiting list for elderly/disabled housing was as follows:

	Number of Applicants	Percent of Waiting List
Elderly	269	17%
Non-Elderly Disabled	1301	83%
Total	912	100%

The current occupancy rate at Dominica Manor is 97.23% and the occupancy rate at Carroll Tower is 96.91%. These developments were consistently above an 97% occupancy rate in FY 2020. In the last six months, Covid-19 has increased vacancies in these and other PHA developments, and Covid restrictions and safety protocols to prevent the spread of the virus have resulted in temporarily slower unit turn-around times. PHA anticipates being at full occupancy in these developments in by the end of the 1st quarter of CY 2021; there is no lack of elderly applicants interested in leasing units in these two developments. In order to maintain occupancy rates in accordance with HUD standards, if a unit were vacant in an elderly-only designated site in excess of 21 days and there were no elderly applicants on the waiting list, PHA would admit an eligible near-elderly applicant to fill the vacancy. There are currently 562 applicants on the PHA waiting list for family housing who are near-elderly (50-61). If such a situation were to occur, PHA would identify applicants on the public housing waiting list that are near-elderly, choosing first someone 61 years of age, then 60, then 59 and so on until the vacancy is filled. This exception to the elderly-only designation of Dominica Manor and Carroll Tower would be made only when there are no elderly applicants on the waiting list to fill the vacancy.

The overall long and short-term goals is to keep Dominica Manor and Carroll Tower elderly-only, unless there is absolutely no other applicant available except a non-elderly person. Once again, if this were to be the situation, every attempt would be made by the PHA to fill the vacancy with someone as close to 62 years of age as possible.

In addition to its public housing program, in FY 2019, PHA received 50 specialized Mainstream vouchers enabling PHA to offer additional access to affordable housing for persons with disabilities with a preference for disabled persons who are homeless, at risk of being homeless, or are returning to the community due to a discharge from an institutional living setting and would be homeless upon discharge. Since FY 2019, PHA has received an additional 75 Mainstream Program vouchers that provide additional housing opportunities for persons with disabilities.

The Providence Housing Authority
FY 2021 Annual Plan

ATTACHMENT B.3
CIVIL RIGHTS CERTIFICATIONS

**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 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 07/01/2021, 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.

Housing Authority of the City of Providence, RI


RI-001

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20__ - 20__
 x Annual PHA Plan for Fiscal Years 20²¹ - 20²²

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	Title
Nicolas Retsinas	Chair, Board of Commissioners
Signature	Date
	26 MARCH 2021

The Providence Housing Authority
FY 2021 Annual Plan

ATTACHMENT B.5
PROGRESS REPORT ON GOALS

**FY 2021 Annual Plan
Progress Report on Goals
Attachment B.5**

Providence Housing Authority's Update on Goals and Objectives in Previous 5-Year Plan

Goal 1: Identify and Pursue Opportunities to Preserve and Expand Affordable Housing

Strategy 1.1: Assess Viability of Relocation Components of the PHA's Real Estate Portfolio

During this reporting period, PHA participated in HUD's Relocation Roundtable, participated in HUD's Relocation webinars through the HUD Exchange and participated in three consultation sessions with HUD's Office of Relocation consultant Shannon Lestan to explore the feasibility of PHA pursuing a relocation strategy. These consultant sessions revealed the potential financial advantages of relocating some components of the PHA's public housing portfolio. Also, in this reporting period PHA developed an RFP for a relocation/redevelopment consultant to assist in the development of an agency-wide relocation strategy. PHA anticipates releasing the RFP in Spring 2021.

Strategy 1.2: Utilize Existing and New Resources to Expand Affordable Housing Options

During this period, the PHA researched how other PHAs are utilizing their non-profit instrumentalities to expand affordable housing options. In the coming year PHA anticipates reviewing and revising bylaws and membership structures for its non-profit instrumentalities.

In this period, PHA awarded eight project-based vouchers to support the construction and revitalization of the Barbara Jordan II affordable housing development in the Upper South Providence neighborhood; it is anticipated that these units will come online in the next several years. In addition to the Barbara Jordan II Apartments, seven new units that were project-based in the last reporting period will come online in the coming year at King Street Commons as a result of PHA awarding project-based vouchers to the developer. Early in calendar year 2021, the PHA anticipates releasing an RFP to project-base an additional 50 to 100 vouchers; the PHA will place a two-fold emphasis in awarding vouchers: project-basing units in neighborhoods of opportunity to promote de-concentration of poverty and awarding vouchers to support new construction that leverages an overall increase in the stock of affordable housing in Providence.

Also, in this reporting period, PHA was awarded with 90 Mainstream Vouchers enabling it to provide housing opportunity to families in dire need of housing assistance. Fifteen of these vouchers were awarded through the Cares Act and 75 were awarded in response to the PHA's application for additional vouchers. Utilizing an Ameri-Corps Worker, PHA assists participants in housing search activities, including opportunities for participants to secure units in neighborhoods and communities of opportunity.

Strategy 1.4: Support Environmental Sustainability and Conservation in Response to the Effects of Climate Change

In this reporting period, PHA continued to work with RISE Engineering to devise and implement energy cost savings strategies. This partnership resulted in the replacement of three boilers at Dominica Manor at no cost to PHA. The project was funded through a public or system "benefits charge" that appears on

all utility customers' energy bills. This charge goes into a trust fund, which is administered in Providence by National Grid to provide co-payments, lump-sum payment discounts or other incentives for customers to make energy improvements. The value of the boiler replacement was \$350,000. The PHA, using Capital Funds, also replaced three boilers at Dexter Manor – an investment that will foster energy conservation.

In this reporting period, PHA pursued options for the generation of solar energy in collaboration with other RI PHAs through the Public Housing Association of RI (PHARI). The PHA and PHARI have selected a vendor and the PHA Board of Commissioners have authorized the Executive Director to participate in contract negotiation. Upon approval of a contract by other partner PHAs and HUD and pending approval by the RI Public Utilities Commission, an offsite solar farm will likely be online sometime in calendar year 2022.

Goal 2: Provide Safe and Healthy Communities with Pathways to Vibrant Futures

Strategy 2.1: Enhance Security on PHA Properties

The Covid-19 pandemic presented significant challenges to providing security services for PHA properties, particularly high-rise developments, as the agency instituted remote operations. To meet this challenge, the PHA contracted with a vendor to augment personnel to provide increased stationary and roving patrols of high-rise developments. In February 2021, PHA will revert to pre-Covid levels of security personnel. Throughout this reporting period, the PHA worked in close contact with the Providence Police Department and its Public Housing Unit (PHU) to ensure the security of residents living in family developments; fluctuating levels of staffing due to officers being impacted by Covid-19 required some adjustment in how PPD responded to non-emergency requests for services. Throughout 2020, the PHA Security Department researched policies and procedures in place in other PHAs and public serving agencies and created and implemented new protocols governing contact with the public to prevent exposure to Covid and protect the safety of both residents and staff. Also, in this reporting period, PHA developed a new community safety and security survey that it will implement in mid- 2021; the results of this survey will guide the review and revision of the agency's security policy in 2022.

In this reporting period PHA evaluated the safety and security benefits of replacing sliding building entry doors in its high-rise developments and secured Community Development Block Grant funding to pilot a new system in three of its five high-rise developments. Replacement of the doors in two pilot sites will take place in calendar year 2021.

Throughout the reporting period, the PHA's Facilities Maintenance Department undertook beautification projects designed to communicate ownership by an invested property manager and resident community that does not tolerate criminal activity. These projects included extensive mulching, tree trimming and new plantings at the PHA's Kilmartin Plaza, Dominica Manor, and Codding Court developments. In addition, PHA completed a new tot lot at the Hartford Park development and continued planning for the execution of the Manton Bike and Walking Pathway project; the project is scheduled to begin construction in Spring 2021. Also, in this period, PHA completed plans for an outdoor meeting area at the Hartford Park development, a vendor has been selected and construction is scheduled to begin in Spring 2021. During this period, the PHA developed plans for constructing a young adult fitness park at the Chad Brown/Admiral Terrace Apartments; due to unforeseen costs, the PHA was not able to move forward with construction. As a replacement project to meet the fitness needs of young adults, PHA will replace the floor in the gymnasiums at both the Chad Brown/Admiral Terrace and the Manton Heights developments.

In this reporting period, the PHA's Property Management and Legal Departments developed strategies for enforcing clear standards of behavior in PHA developments and used legal resources to address standards, while employing tools and protocols for tenancy preservation whenever possible. PHA developed a Standard Operating Procedure for enforcing housekeeping standards when resident housekeeping threatens the health and safety of other residents. To support tenancy preservation and to build skills in recognizing and safely responding to residents in crisis, 42 members of the Property Management and Resident Services Departments received training in Mental Health First Aid and Trauma-informed Practices in September 2020. PHA anticipates making this training available to additional members of these Departments, as well as to members of the Leased Housing and Facilities Maintenance Departments in the coming year.

Strategy 2.2: Promote Access to Effective Economic Opportunity, Education, and Health Services for Residents and Participants

The Covid-19 pandemic presented enormous challenges in the promotion of economic, educational, and health services for residents and participants. A key goal of the PHA in 2020 was to protect vulnerable elders and persons with disabilities from exposure to the virus. To foster sheltering in place during the pandemic, the PHA established the *Emergency Food Task Force*, an interdepartmental team that procured, packaged and distributed shelf-stable boxes of food, meant to last for a month, to needy residents of developments for the elderly and disabled. In addition to the *Task Force* distributing 5,000 emergency food boxes, it also distributed 7,000 Military Ready to Eat Meals and 900 frozen meals from March through December 2020; more than 500 residents benefitted from the work of the Task Force. This initiative was supported financially by grants from the Rhode Island Foundation, Amica Companies Foundation, Providence Community Opportunity Council (a PHA non-profit affiliate), the City of Providence, and PHA resources. In addition to the PHA team, PHA partnered with Family Service of Rhode Island; the agency provided 106 residents over the age of 60 with fresh meat, vegetables, cleaning supplies and PPE through its *Be Safe Plus* program. PHA also partnered with Centro Inovacion de Mujer Latina; the agency provided Latino residents with culturally appropriate food products. The PHA's partnership with the YMCA of Greater Providence resulted in that organization providing 239 emergency food boxes to needy families. Also, the PHA teamed up with several members of the Providence City Council to bring fresh meats, vegetables and staple food items to residents in developments for families and elderly/disabled persons. Throughout the pandemic, the PHA continued its partnership with the Food Bank of Rhode Island for the *Elder Food Box Program*, a long-standing initiative that provides food to at risk elders. The Elder Food Box program provided an additional 1,749 food boxes to 200 needy elders. Throughout the pandemic, PHA and its partners provided emergency food to more than 1,000 unduplicated households.

Increasing access to health services was a key concern of the PHA, and the agency developed and implemented strategies to provide residents with access to on-site Covid-19 testing and vaccination clinics. PHA shared these strategies and mentored other PHAs in the area as they developed testing programs for their communities. Through partnerships with the RI National Guard, the Rhode Island Department of Health, Lifespan Healthcare, RI Disaster Medical Assistance Team/Medical Reserve Corps, Walgreen's, CVS, and collaboration among all PHA departments, PHA designed and implemented large-scale testing and vaccination clinics in which 4,774 tests and 1,786 vaccine doses were administered through 3/18/21. Although these tests and vaccines were administered primarily to residents of elderly and disabled developments, employees and community members were also able access the clinics: 814 residents, 137 PHA employees and 11 vaccination clinic volunteers have been vaccinated as of 3/18/21.

The testing and vaccination program has been successful due to the extensive outreach to residents by staff, support for residents post-testing in cases where a resident tested positive, and dissemination of information that serves to address vaccination hesitancy and dispel myths about vaccines. This testing and vaccination program will continue in calendar 2021 and PHA is exploring an expansion of existing partnerships and establishing new ones to bring vaccination initiatives on-site to family developments.

The PHA forged a partnership with the RI Department of Health to bring the *Crush Covid Campaign*, an initiative designed to provide children and families with PPE and Covid-19 prevention information, to all its family developments. PHA staff created and delivered over 600 *Crush Covid* gift bags resulting in the distribution of over 15,000 protective masks to parents and children. In addition to the *Crush Covid Campaign*, the State of RI provided the PHA with 10,000 KN95 facemasks which staff will distribute to high-risk residents in vaccination clinics in early 2021.

The Covid-19 pandemic wreaked economic havoc for many PHA residents who saw reductions in work hours and job losses. The PHA mobilized resources and developed new internal partnerships between the Resident Services and Property Management Departments to provide financial counseling, assistance in completing unemployment insurance applications, and referrals to food pantries and other resources needed by families in financial crisis. In addition, the PHA established a new partnership with HarborOne Bank to provide financial counseling to prepare families enrolled in the Job Plus Program to successfully transition from the Earned Income Disallowance to income-based rent as the Jobs Plus program came to an end on September 30, 2020. In addition to financial counseling, PHA staff also provided job search, workforce development and employment-related support for JPP families and other families impacted by the Covid-19 economic downturn.

During this reporting period, PHA was awarded with several grants that supported access to health care services, including grants from the Central Providence Health Equity Zone (HEZ), Rhode Island Foundation, the RI Bureau of Behavioral Healthcare, Developmental Disabilities and Hospitals (BHDDH), and the RI Department of Public Safety. A grant from the Health Equity Zone provided continuation funding for a PHA Community Health Worker to outreach to and link residents of some of the most underserved and under-resourced areas of the City to health care services. The PHA's Manton Heights and Hartford Park family developments and the elderly/disabled Parenti Villa, Dominica Manor, and Kilmartin Plaza developments are within the target area of the HEZ.

During the Covid-19 pandemic, many residents are struggling with heightened levels of stress, anxiety, and depression. A September 2020 ROSS Community Needs Survey conducted by PHA, in which over 600 families participated, revealed that 30% of respondents reported stress, anxiety, and depression as major, unmet health care issues. Our work with elders and persons with disabilities indicated a similar level of need in those communities concerning these issues. In June 2020, the PHA was awarded a grant from the Rhode Island Foundation to implement *Building Bridges to Support in the Wake of Covid-19*, an initiative designed to provide support and coordination of referrals for persons with Covid-19 related behavioral concerns by a licensed clinical social worker. The Covid-19 pandemic has also exacerbated the opioid epidemic in Rhode Island, making the need for access to treatment more urgent. BHDDH awarded PHA with continued funding to support its State Opioid Reduction (SOR) Program in public housing. The SOR program provides residents with substance use disorders, particularly Opioid Use Disorder, and co-occurring mental health disorders with access to treatment and support necessary for families to retain housing when a member is struggling with addiction issues.

Also, in this reporting period, the RI Department of Public Safety awarded a Victims of Crime Act (VOCA)

Program grant to support the continuation of the PHA's VOCA Coordinator position. With an increase in domestic violence and child abuse during the pandemic, this funding allowed PHA to provide vulnerable residents who are victims of crime with access to counseling, support, and safety measures critical to safety and well-being. All the grant-funded programs noted above are part of the PHA's Wellness Resource Center – a multi-disciplinary team approach to meeting the complex needs of PHA residents.

Often when PHAs consider workforce development programming, these considerations do not include persons with disabilities. During 2019, Resident Advisory Board members noted that many residents with disabilities have a desire to work but are hesitant to pursue employment out of fear of losing valuable benefits. In 2020, PHA incorporated this resident concern into an action item within its new strategic plan and committed to disseminating information about employment opportunities and benefits (SSI/SSDI) to persons with disabilities. The PHA and the Sherlock Center have signed a MOU in which the Center committed to serve on the PHA Program Coordinating Committee and providing outreach trainings for residents in 2021.

Strategy 2.3: Increase Outreach to and Engagement with Youth

In this reporting period, the PHA was awarded its first Workforce Innovation and Opportunity Act (WIOA) grant from the City of Providence to pilot a youth employment model. Building on the experience of its successful summer youth employment and Jobs Plus Providence (JPP) programs over the course of the past three years, PHA designed a program that assesses workforce readiness, identifies training and educational needs, builds skills necessary for successful employment, places youth in employment internships and assists in placement in permanent employment. With the unknown duration of the Covid-19 epidemic, PHA staff designed a hybrid model for the program that combined virtual components with small, in-person group sessions. The first cohort of 35 students has been enrolled with outreach for the next cohort expected to be complete in February 2021. The end date for the pilot program is 6/30/21; this WIOA grant includes a one-year follow-up period to assess youth employment outcomes.

In the summer of 2020, PHA hosted Year 3 of the *Providence One Summer Youth Employment Program*; 18 youth participated in this program that combined work readiness activities and lifeskills components. The program was conducted using a hybrid model of Zoom sessions and small, in-person group sessions.

In the fall of 2020, PHA piloted, *Dreams to Reality*, a program combining basketball with leadership and lifeskills development components in the Chad Brown Apartments; this development is located in a neighborhood that experienced increased levels of violence in the Spring and Summer of 2020. The pilot will conclude and be evaluated in early 2021.

Strategy 2.4: Improve Environmental Health of PHA Units and HCV Units

In the reporting period, the PHA created a scope of work for its Lead-Based Paint remediation project in family developments and developed an RFP to secure a vendor to conduct the scope of work. PHA anticipates advertising the RFP in early calendar 2021.

Strategy 2.5: Increase Resident Services for Elderly and Disabled Residents

Throughout the reporting period, the PHA continued its partnership with the Food Bank of Rhode Island to bring the *Senior Food Box Program* to at-risk elders. This program served 177 elders monthly

throughout the period. In March of 2020, the Covid-19 pandemic brought stay-at home orders that necessitated the provision of food to the PHA's most vulnerable communities - elders and persons with disabilities. Many residents did not have family or friends who could safely bring food supplies to them; consequently, the PHA created the *Emergency Food Box Program* that provided residents with boxes of shelf stable food from March through December 2020. In total, the PHA's Emergency Food Task Force distributed 555 emergency food boxes each month in the above time period.

In an effort to identify elder and disabled residents in need of services during the pandemic, staff from Resident Services, Property Management and the Office of Strategy and Development instituted wellness check calls to all elderly and disabled residents, noting needs and changes to emergency contact information in an Emergency Response Outreach Log (EROL). Staff compared data in EROL with that contained in Property Management and Resident Services software and updated data as necessary.

Strategy 2.6: Support Violence Prevention Strategies

Throughout the reporting period, the PHA's Security Department worked in close collaboration with the Providence Police Department (PPD), as well as its specialized Public Housing Unit, to develop and implement measures to protect resident safety during the pandemic and a period of social unrest in the summer of 2020. In March of 2020, the PHA like many other housing agencies and community organizations transitioned to working remotely in serving its residents. This decreased presence of PHA staff onsite at high-rise buildings in particular (all high-rise building have on-site property management offices), coupled with fewer security staff available to work onsite due to medical risk, necessitated the augmentation of the PHA's security force for high-rise developments. PHA contracted with an outside vendor, New England Security Solutions, to provide a heightened level of security services. This augmented security force resulted in a low level of security incidents in PHA high-rise buildings.

Since the beginning of this program in 2019, the PHA Victims of Crime Act (VOCA) Program Coordinator has served over 158 unique victims of crime, providing support and referrals to sources of treatment to foster recovery.

Throughout the reporting period, the PHA's Office of Strategy and Development increased contact with Resident Advisory Board (RAB) members by holding monthly formal meetings by Zoom and telephone and conducting check-in group and individual outreach calls during the month. These meetings and calls served to quickly identify and address security and quality of life issues and fostered close collaboration with tenant associations and RAB members to build a sense of community and ownership in PHA developments.

In this reporting period, PHA staff participated in a community effort to re-establish the RI Chapter of the Alternatives to Violence Project (AVP), an international program used to build community capacity to resolve conflict and prevent violence. A member of the PHA's Office of Strategy and Development (OSD) served as a trainer, and another OSD staff member and three members of the RAB participated in a 16-hour Zoom training along with members of the Providence community. Following the initial training, PHA participants expressed an interest in further training in the Spring and Summer of 2021 that would allow them to serve as trainers and bring the program to PHA developments if requested.

Goal 3: Cultivate, Enhance and Evaluate Strategic Partnerships

Strategy 3.1: Build Relationships with Prospective Organizations to engage in Future Cross-Sector Planning Efforts

In this reporting period, the PHA's General Counsel actively cultivated relationships with other PHAs by maintaining an active participation in the Housing Development Law Institute.

Since the PHA's last Annual Plan submission, PHA established a relationship with the new Superintendent of the Providence Public School District (PPSD). In 2020, the PPSD was put into receivership by the Rhode Island Department of Education. In the coming year, PHA will seek to explore ways in which it could become a formal partner with PPSD and play a meaningful role in improvements in the public school system that will benefit PHA parents and children.

Strategy 3.2: Measure Impact of Partnerships

In this reporting period, the PHA's General Counsel developed a standard template for all MOUs/MOAs with community partners; 90% of PHA MOUs/MOAs have been converted to this template that includes more specific scopes of services and performance indicators. The PHA's Resident Service Department has developed a system for tracking all MOUs and MOAs with partners.

Strategy 3.3: Collaborate with Key Partners to Proactively Address and Prevent Homelessness

The PHA's Director of the Office of Strategy and Development serves as an active member of the RI Continuum of Care (COC), and this membership helps inform the PHA about trends and needs concerning homeless individuals and families. In response to identified needs, the PHA applied for and received additional 90 Mainstream Vouchers in this reporting period - 15 from the Cares Act and 75 as a result of the PHA's application for additional vouchers. PHA works closely with community partners to assist families in leasing-up these new vouchers. To support the leasing-up of the new Mainstream vouchers, the PHA employs an Ameri-Corps community worker to outreach to landlords to recruit them to participate in the program and to assist Mainstream vouchers holders in conducting housing search activity and locating available units for leasing

Like other communities across the country, low income families served by the PHA have been hard-hit by the economic fall-out of the Covid-19 pandemic and many Providence families are at risk of homelessness due to non-payment of rent. The PHA's Property Management Department worked closely with residents and the United Way of RI (UWRI) to aid in the completion of applications to the UWRI's Cares Act-funded *Safe Harbor Program*. To date, the PHA's efforts have resulted in 109 families receiving funding to cure six months of rental arrearage – a total of \$140,526. In addition to outreach to the public housing community, the PHA has publicized the *Safe Harbor Program* to HCV participants and landlords by posting information on its website and sending information via mass messaging to participants. In addition to the *Safe Harbor Program*, PHA staff from the Resident Services and Property Management Departments, in an effort to foster housing and family stability, have conducted extensive outreach to residents with rental arrearages to offer assistance with budgeting and developing repayment agreements to prevent tenancies from being jeopardized due to non-payment.

Strategy 3.4 Improve Existing Partnerships with Agencies Already Serving PHA Residents

To educate community partners about the PHA's new 5-Year Strategic Plan, PHA created and disseminated a publication outlining its updated mission, vision, values and goals to over 150

organizations and individuals. In Spring 2021, PHA will begin conducting virtual presentations about Strategic Plan 2020 – 2025. In addition to community partners, the PHA considers its employees to be among its most important existing partners and notes that they played a key role in helping to develop the agency’s new strategic plan. PHA distributed its Strategic Plan publication to all 240 employee partners.

Throughout the pandemic, PHA has outreached to and collaborated with its community partners to find solutions to obstacles to providing programs and services to PHA residents. PHA is particularly pleased that programming provided by the Providence Boys & Girls Club has been able to resume, albeit in a modified format, in our family developments.

Goal 4: Continuously Improve PHA Internal Management and Operations

Strategy 4.3: Leverage Technology

Stay at home orders and the ongoing threat of the Covid-19 pandemic required PHA to move to a remote model of business operation for most of this Annual Report period. The PHA’s IT Department successfully adapted equipment and hardware to accommodate the need for staff to work from home or in reconfigured workspaces at the PHA.

During this reporting period, the PHA’s IT Department also assessed the current use and function of technology systems and worked to improve use of existing software and hardware. The PHA hired a vendor to conduct a cyber-security assessment, including identification of best practices and recommendations for what to include in a security plan; the assessment report is anticipated to be completed in Spring 2021. In this time period, PHA also continued to work with a vendor who monitored the PHA’s virtual environment and resolved alerts 24/7/365 and established a disaster recovery system.

The IT Department also purchased tablets for Facilities Maintenance staff for use in implementing its new protocol for conducting building and unit inspections under the PHA’s *Comprehensive Inspection Program* (CIP) in accordance with the Nspire inspection model. Maintenance foremen have been trained in the use of the tablets and software; other staff will be trained in Spring 2021.

Strategy 4.4: Improve Customer Service and Publicize Customer Service Excellence

In an effort to make communication with PHA staff working remotely more accessible to residents during the pandemic, the PHA established specialized phone numbers and e-mail addresses for each property that directly linked callers to designated PHA triage teams comprised of a Property Management, Facilities Maintenance, and Resident Service Department staff member.

Throughout the pandemic, a team of PHA staff from the Property Management and Resident Services Department, along with staff from the Office of Strategy and Development, made outreach calls to public housing residents. PHA staff were able to reach over 90% of our public housing residents through these calls to provide information and assess wellness.

The Covid-19 pandemic demanded new ways of providing services and communicating with residents, program participants, and landlords when face-to-face interaction was no longer practical. To facilitate recertification in both the HCV and Public Housing Programs, PHA instituted remote recertifications. To conduct meetings with residents and program participants, telephonic and Zoom meeting were utilized.

PHA also contracted with a vendor to provide access to a mass messaging system that allowed PHA to communicate by voicemail and text messages in English and Spanish with residents, program participants, and landlords. This use of technology has been well received.

In effort to make the public housing application process and wait list management system more user friendly for applicants, PHA established an online waiting list management system this reporting period. Applicants express appreciation that they can file an application for public housing or update application information without having to come to the PHA's Tenant Selection Office.

Strategy 4.5: Enhance Services to HCV Participants and Landlords

During the pandemic a team of PHA staff from the Property Management, Leased Housing, and Resident Services Departments, made outreach calls to HCV participants. PHA staff were able to reach over 83% of our HCV participants through these calls to provide information and assess wellness. In one call, a PHA staff member noted a participant expressing suicidal ideation; she immediately engaged interventive services to assist the participant and successfully prevented any harmful action.

In this reporting period, PHA engaged an Ameri-Corps worker to research potential strategies to promote de-concentration of poverty. This worker has conducted outreach to landlords not currently engaged in the program to raise their awareness of the program and to engage landlords owning properties in neighborhoods of opportunity. The Ameri-Corps worker provides housing search assistance and housing choice mobility counseling for participants and has played a key role in assisting Mainstream Voucher Program participants to successfully lease units in the reporting period.

Also, in this reporting period, PHA undertook several initiatives designed to strengthen its relationships with landlords, recruit new landlords to the program, and provide resources to increase knowledge of landlord responsibilities within the HCV program. One significant initiative is the development of a landlord portal within the PHA's website that will be a source of information and allow landlords to do business with PHA electronically; PHA anticipates launching the portal in Spring 2021. Last year the PHA teamed-up with several City Councilors to conduct outreach/listening sessions with landlords and surveyed landlords about topics of interest to them around which PHA could develop workshops. In this reporting period, PHA designed and delivered four workshops on the following subjects: Reasonable Accommodations; Best Leasing Practices; HCV Program Overview; and Inspections. Seventy-six landlords attended these workshops; 24 landlords contacted staff post-event to notify PHA of units available for leasing and to make further inquiries about the HCV program. These workshops continue to be accessible on the PHA's website and on YouTube. Quarterly training topics for Spring 2021 include Financial Responsibilities and Incentive Programs for Landlords. Also in this reporting period, the PHA piloted an incentive program in late 2020 designed to: 1) Attract new landlords to participate in the HCV program; 2) Attract landlords to lease to Mainstream Voucher Program participants; and; 3) Bring units to the program that are located in neighborhoods with low rates of poverty concentration. Since October 2020, 11 new units have become available to HCV voucher holders with a total of \$7,000 in incentive payments issued to landlords. The landlord incentive payments were funded by a grant received by the PHA to support landlord outreach and engagement.

Strategy 4.6: Optimize Financial Performance

The Covid-19 pandemic has presented significant challenges for preventing arrearages and fostering housing stability. PHA has been an active participant in the *Safe Harbor Program* administered by the

United Way of RI. In this program eligible residents have access to funding to cure rental arrearages. As a result of the PHA's participation and assistance to 109 families in completing applications, the PHA received arrearage payments totaling \$140,526.

During this reporting period, PHA's Finance and Facilities Maintenance staff have worked closely to ensure the availability of goods and services needed for repairs, special projects, and unit turnover. As members of the Vendor Task Force, they met every six weeks to identify major projects and identify and develop solutions to obstacles to having goods and services available. To increase understanding of the PHA's procurement policy and procedures, the PHA's Procurement Manager provided training to all PHA staff involved in the purchase of goods and services. Increased planning and the availability of goods and services supported the completion of maintenance work orders in a very challenging period. Despite the challenge of the pandemic, PHA's Facilities Maintenance Department completed 27,431 work orders in the fiscal year that ended on 6/30/20.

In this reporting period, PHA has worked to develop, pursue and track a grant writing strategy to fund priority areas that include wellness programming, workforce development, Covid-19 response, housing search assistance, and landlord incentives. In this reporting period, PHA secured over \$1.1 million in grant funding to support these priority areas through grant writing by staff from the Office of Strategy and Development. The PHA has developed and advertised an RFP for a grant writer who will focus on grant writing to support Resident Services Department initiatives; the PHA anticipates awarding a contract in February 2021.

Since the submission of its last Annual Plan, the PHA applied and was approved for participation in HUD's Nspire pilot inspection program. In preparation for participation in the HUD pilot project, PHA's Property Management and Facilities Maintenance Departments collaborated to develop new protocols for unit inspections for PHA's new Comprehensive Inspection Program (CIP). The protocols were piloted briefly prior to PHA moving to remote operations. The pilot of CIP will resume when Covid restrictions are lifted and the pilot protocols will be evaluated and revised as necessary.

In this reporting period, PHA's Finance Department evaluated ways in which to improve PHAS scoring and implemented strategies for improvement. Although due to the pandemic PHAs will retain their scores from the previous fiscal year, it is important to note that PHA's PHAS score for the finance component would have been calculated as 99 as a financial score for the fiscal year that ended 6/30/20.

The Providence Housing Authority
FY 2021 Annual Plan

ATTACHMENT B.6
RESIDENT ADVISORY BOARD
COMMENTS

**2021 Annual Plan and Capital Plan
Resident Advisory Comments and PHA Responses**

CAPITAL PLAN COMMENTS

Comment 1: How can the public review the PHA Annual and Capital Plan materials?

Response 1: PHA advertised the public comment period and public hearing in the Providence Journal, in Acontecer Latino (A Spanish language publication), made a social media post and posted the public notice on its website. In all the public postings PHA notified the public that all Plan materials are available for review on the PHA's website at www.provhousing.org and identified PHA staff the public can contact to obtain a paper copy of materials.

Comment 2: What is happening with the boiler at Dexter Manor II? Could there be something wrong with thermostats? The commenter noted that PHA recently replaced the boiler at Dexter Manor I. The commenter related that as a RAB member she is receiving complaints about a lack of heat in Dexter Manor II. She reported that heater units in the hallways are not keeping the hallways warm enough. She reported that some residents complain that their apartments are not always warm enough. She reported that she can see her breath in her apartment. The commenter stated that she had not reported the heating issue in her unit or others to the Facilities Department because she thought no one would come out.

Response 2: The boiler at Dexter Manor II was replaced several years ago. It is crucial that residents report instances of no-heat to the central dispatch so that a work order can issue and Facilities Management staff visit the unit to assess the problem. Boilers are set to keep units in elderly developments at 76 degrees and family units at 72 degrees and that the heaters stop producing heat when the set temperature is achieved; they turn on again when the temperature falls below the set level. PHA encourages residents to report concerns about heat so that the situation can be assessed, and if a problem is detected with a thermostat the faulty unit can be replaced.

On the same day the comment was received (2/17/21) PHA dispatched an HVAC employee to the unit where the RAB member expressed that the unit was cold; the air temperature in the unit was 74 degrees.

Comment 3: At Manton Heights I notice that my heaters are not always warm and sometimes I hear strange sounds, including rushing water. What is happening?

Response 3: A new forced hot water heating system was installed this year at the Manton Heights development in which a boiler sends hot water through pipes in the ground to radiators in units. The sounds being heard are the opening and closing of valves. Radiators will not always be warm because the system stops sending heat to the radiator once a room temperature of 72 degrees is achieved; the system does not turn on again until the temperature dips below 72 degrees.

PHA 2021 ANNUAL PLAN ATTACHMENT B.6.

Comment 4: What will happen with the indoor basketball Court at Manton Heights? Can the floor be sealed? Can the walls be painted?

Response 4: PHA is currently soliciting quotes to replace the basketball court floor. The project (as well as a similar project for Chad Brown's indoor basketball court) is in the CFP budget this year at the request of the Executive Director. Once the floor is replaced, PHA will paint the walls and will replace rims, hoops, and nets, if needed.

Comment 5: At Kilmartin Plaza, if we set out thermostats to 80 degrees will my apartment heat to 80 degrees?

Response 5: The system is set to maintain heat at Kilmartin Plaza at 76 degrees regardless of the temperature at which the individual thermostat in the unit is set.

Comment 6: At Kilmartin Plaza the new elevator shuts down at what seems like a once a week basis. Why are we having breakdowns with a new elevator?

Response 6: The PHA is working with the new elevator company to determine what is causing problems and implement solutions. The new elevators are very sensitive and may shut down, for example if a door is allowed to remain open too long, if there is extreme movement in the car, or if riders press all of the elevator buttons multiple times. If the elevator shuts down, it cannot reset itself and the elevator company must send a service person to the building. Members suggested PHA sending information about the elevators and proper use of them to all residents at Kilmartin to decrease behavior that might be causing elevator shutdowns. PHA will advise residents about proper use of the elevators.

Comment 7: At Kilmartin Plaza, a member reported that Facilities staff often lock the elevator door open to wash floors or let them dry or to take trash out of trash rooms and bring it downstairs. Can Facilities staff reduce the amount of time that elevator door are locked open for this kind of activity so that residents have greater access to elevators?

Response 7: This issue will be discussed with the Facilities Supervisor responsible for operations at Kilmartin Plaza to address this concern.

Comment 8: A Sunset Village member noted that cement is cracking and paint is peeling on porch ceilings and in the exterior stairwells; can this work be included in the Capital Plan?

Response 8: This work had been scheduled for last year, but due to the pandemic it was rescheduled for this year. PHA anticipates that the requested work should be completed this summer, along with painting of shingles, doors, and railings at Sunset Village.

Comment 9: What can PHA can do about addressing repairs in units at Hartford Park?

Response 9: Out of concern for public safety during the pandemic, Facilities staff have been responding only to urgent and emergency work orders. PHA has recorded all requests for repairs in units and will be addressing non-urgent and non-emergency work orders

PHA 2021 ANNUAL PLAN ATTACHMENT B.6.

as soon as the public health situation is such that it is safe for residents and staff for normal operations to resume.

Comment 10: **In the apartments in the building at the Hartford Park family development where I live units do not have windows in bathrooms and just have exhaust vents. If the motors in the vents break down mold can grow. Is there money in the Capital Fund Program budget to check the vents annually?**

Response 10: In the building to which the member referred all units in the building share an exhaust unit on the roof; there are not individual motors in vents in units. If vents become blocked by dust or other material, residents should call in a work order and staff will clean the vents. Other buildings in the Hartford Park family development units do have individual exhaust vents with motors in bathrooms. In those cases, if the motors malfunction, they are inexpensively replaced by PHA staff and there is funding in the PHA's regular maintenance budget, rather than Capital Fund Program budget, to make repairs.

Comment 11: **A Hartford Park Tower member noted that there are cracks in walls and ceilings in hallways and that hallways and doors need painting. The member asked if there is funding in the Capital Plan to address these issues. She also noted that several years ago PHA power washed the exterior building and would like to see power washing happen again.**

Response 11: PHA reported that funding for repair of walls and ceilings in hallways and hallway painting is not in this year's Plan budget. Funding could possibly be budgeted in a future year to address the issued noted by the member.

Comment 12: **Could PHA could post signage at Dominica Manor prohibiting children in elevators to prevent them for damaging the elevators. Can PHA address residents and visitors who often hold up elevators for their personal use, such as helping family members in the building?**

Response 12: PHA cannot not prohibit children from being in elevators. PHA will advise residents about proper use of elevators in relation to behavior that may cause elevators to become damaged or disabled and request that they advise their guests about proper use.

Comment 13: **Could PHA will install a device or machine at Dominica Manor to help ventilate cigarette smoke coming out of apartments?**

Response 13: PHA will enforce the existing PHA Smoke-Free Housing Policy, refer residents identified as violating the policy to smoking cessation programs, and take appropriate lease enforcement action against residents who smoke in units and/or on PHA property.

Comment 14: **Will PHA install signage that addresses parking violations at Sunset Village?**

Response 14: PHA will install signage that serves to enforce parking policies and address policy violations.

Comment 15: A Sunset Village RAB member thanked Facilities staff for their work and expressed appreciation for the new roof installed at the development in the last year. *No response required.*

Comment 16: A Dominica Manor member expressed appreciation for the work that Facilities crews have done during the pandemic. *No response required.*

ANNUAL PLAN COMMENTS

Comment 17: Is the PHA planning to make any changes in the policy for calculating rent, or is the only change related to rent the implementation of the option to pay rent online?

Response 17: PHA is not planning any changes to policies related to the calculation of rent. The choice for residents to pay rent online is an optional; it is not required as a payment method.

Comment 18: When will PHA security return to conducting walk-throughs high-rises as a shift duty? Can roving security come into buildings while they are on the property to disperse people congregating in common areas.

Response 18: PHA security guards, whether PHA staff or contracted security, will resume conducting building walk-throughs during shifts as of 3/18/21. The PHA's Security Department will instruct its roving security officers to come inside buildings when onsite and disperse residents congregating in lobbies.

Comment 19: Some residents in high rises are violating rules concerning disposal of trash down trash chutes and cleaning up after pets when walking them on the grounds. Can PHA place added emphasis during orientation and enforce resident responsibilities concerning the proper disposal of trash and pet waste?

Response 19: PHA will issue messaging about proper trash and pet waste disposal. This messaging may include new inserts in orientation packets, flyers, mass messaging calls and texts, posters and enhanced lease enforcement.

Comment 20: Some residents allow the pets of non-residents to be on the grounds and in the buildings. Can PHA clarify its policy that only the pets of building residents are allowed on the property or in the building.

Response 20: PHA will notify residents that the only pets allowed on a property's grounds or in the building are pets of residents that are registered with PHA.

Comment 21: An infestation of mice is reported as occurring in some parts of the Hartford Park family development and that the "sticky traps" being used are not effective. Will PHA use more effective pest control strategies?

Response 21: PHA will investigate the cause(s) of any mice infestation and implement additional strategies to address the problem.

Comment 22: Residents are seeing an increase in smoking in non-designated areas, littering, and people not meeting their responsibilities in common areas. Can PHA put added emphasis on these problem in new resident orientation and increase enforcement of resident responsibilities?

Response 22: PHA will review and revise orientation materials to ensure that resident responsibilities are clearly communicated. As PHA staff come back onto properties from off-site remote working during the pandemic, added attention will be placed on enforcing resident responsibilities in common areas. PHA plans to engage in a renewed campaign to address smoking policy violations and make smoking cessation resources available to residents who smoke.

Comment 23: At many developments violations of the parking policy are occurring, including non-residents parking on PHA property and unregistered vehicles in lots. This results in residents having difficulty being able to park their vehicles. Can PHA increase enforcement of the parking policy?

Response 23: The PHA's Property Management and Security Departments will take action to enforce its parking policy.

Comment 24: Does PHA ever consider rotating maintenance staff "to keep fresh eyes on properties" and prevent staff from becoming complacent?

Response 24: PHA does from time rotate staff among developments to ensure proper levels of staffing and expertise across properties. PHA does not transfer poorly performing staff from one property to another as a means of addressing deficient performance – performance issues are corrected by supervisors working with staff.

Comment 25: Does PHA have any programs for homeowners with vouchers?

Response 25: PHA does have a Homeownership Program where HCV participants can use a voucher to purchase a home. The PHA's HCV Program Specialists are trained to assist participants who may have experienced a loss of income due to the pandemic so that their share of the mortgage payment can be adjusted to reflect the decreased family income. PHA has recently developed a resource guide for the HCV program that provides information about how to access a wide range of programs that support families.

Comment 26: On or about March 15 the State Department of Labor and Training stopped issuing letters that verify that a resident is unemployed and receiving unemployment compensation and now will only issue one if a person is a risk of being evicted. How can PHA get word out about changes in the policies of external agencies, such as the DLT?

Response 26: Generally, PHA becomes aware of policy changes in external agencies at the same time as the general public. When PHA becomes aware of changes, like the DLT change, PHA notifies line staff in Property Management and Resident Services so that they can advise residents as they are working with them in situations directly related the change in an external agency's policy.

Comment 27: Would PHA make training opportunities, such as the mental health first aid training staff received, available to residents or RAB members?

Response 27: PHA will explore ways it could bring training programs to residents. This past year, PHA offered RAB members access to an anti-violence program known as *The Alternatives to Violence Project* in which three members participated.

The Providence Housing Authority
FY 2021 Annual Plan

ATTACHMENT B.7
CERTIFICATION BY STATE OR LOCAL
OFFICIALS

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Emily Freedman, the Director of the Division of Community Development
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of the City of Providence, RI
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

City of Providence, RI
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State

The PHA's continued updating of the public housing ACOP and Administrative Plan for the HCV Program ensures housing programs are operated in compliance with applicable laws and regulations. The PHA's continued collaboration with City and community organizations and successful pursuit of grant funding results in residents having access to a wide range of programs that promote economic opportunity and self-sufficiency for families and successful aging in place for elders and persons with disabilities. The PHA's plans to assess the feasibility of repositioning assets offers great promise for preserving hard units of quality housing for the low-income households served by the agency. The PHA's efforts to deconcentrate poverty through exploration of project-basing units providing HCV participants with access to neighborhoods of opportunity. The PHA's use existing resources (project-based vouchers) to expand affordable housing options has leveraged the creation of additional affordable housing units within new construction projects by developers. The PHA's report about progress in addressing its four overarching goals contained in its 5-Year Agency Plan – Identify and Pursue Opportunities to Preserve and Expand Affordable Housing, Provide Safe and Healthy Communities with Pathways to Vibrant Futures, Cultivate, Enhance and Evaluate Strategic Partnerships, Continuously Improve PHA Internal Management and Operations – is notable and illustrates the agency's achievements in providing high quality housing programs and related services during the challenging Covid-19 pandemic. The PHA's Annual and 5-Year Capital Fund Plans demonstrate a sound plan for preserving decent, safe, and sanitary housing operated by PHA. The PHA's Plan is consistent with the City of Providence's Consolidated Plan.

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)

Emily Freedman

Director, Division of Community Development

Name of Authorized Official

Title

Signature

Date

The Providence Housing Authority
FY 2021 Annual Plan

ATTACHMENT C.1 ANNUAL
STATEMENT/PERFORMANCE EVALUATION

ATTACHMENT C.1.a 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
 OBM no. 2577-0226
 Expires 6/30/2017

Part II: Supporting Pages										
HA Name: THE HOUSING AUTHORITY OF THE CITY OF PROVIDENCE										
Grant Type and Number										
Capital Fund Program Grant No: RI 43 P00150121										
CFFP (Yes/ No):										
Replacement Housing Factor Grant No:										
Federal FFY of Grant: 2021										
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 Obligated2	Funds Expended2			
1001000001	Operations	1406	N/A	0.00						
Shad Brown	Re-Caulk/Repaint Windows	1480	50 units	1,000.00						
	Upgrade Kitchens	1480	10 units	5,000.00						
	Upgrade Fire Alarm	1480	1 system	40,000.00						
	Install Transfer Switch-Generator	1480	1	25,000.00						
	Repair/Replace Roofs	1480	10 units	100,000.00						
	Mold Remediation	1480	5 units	1,000.00						
	Mold Testing	1480	30 units	1,000.00						
	Lead Abatement	1480	50 units	100,000.00						
	Appliance Purchases	1480	10 units	5,000.00						
	Replace Security Camera Server	1480	1 server	5,000.00						
	Security Cameras	1480	2 units	3,000.00						
	Bond Repayment	9001	N/A	48,096.29						
Total				334,096.29	0.00	0.00	0.00	0.00	0.00	
Admiral Terrace	Operations	1406	N/A	0.00						

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
 OBM no. 2577-0226
 Expires 6/30/2017

Part II: Supporting Pages

F/A Name: THE HOUSING AUTHORITY OF THE CITY OF PROVIDENCE
Grant Type and Number: Capital Fund Program Grant No: RI 43 P00150121
CFPP (Yes/ No): Replacement Housing Factor Grant No:

Federal FFY of Grant: 2021

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 Obligated2	Funds Expended2	
Admiral Terrace continued)	Upgrade Kitchens	1480	10 units	5,000.00				
	Re-Caulk/Repaint Windows	1480	50 units	1,000.00				
	Replace Concrete Stairs	1480	10 units	25,000.00				
	Repair/Replace Roofs	1480		100,000.00				
	LBP Testing	1480	5 units	5,000.00				
	LBP Remediation	1480	30 units	25,000.00				
	Replace Gym Floor			20,000.00				
	Appliance Purchases	1480	10 units	5,000.00				
	Security Cameras	1480	2 units	3,000.00				
	Bond Repayment	9001	N/A	48,096.30				
total				237,096.30	0.00	0.00	0.00	
unset Village	Ext. Bldg Repairs/Paint	1480	1 bldg	30,000.00				
total				30,000.00	0.00	0.00	0.00	
1001000001 Total				601,192.59	0.00	0.00	0.00	

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
 OBM no. 2577-0226
 Expires 6/30/2017

Part II: Supporting Pages											
Grant Name: THE HOUSING AUTHORITY OF THE CITY OF PROVIDENCE Grant Type and Number Capital Fund Program Grant No: RI 43 P00150121 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	Federal FFY of Grant: 2021		
				Original	Revised 1	Funds Obligated2	Funds Expended2				
1001000002	Replace Boilers/DHW Heaters	1480	2 bldgs	100,000.00							
	Interior Stairway/Skylight Repairs	1480		300,000.00							
oger Williams	Install New Fire Alarm	1480	1 bldg	50,000.00							
	Security Cameras	1480	4 units	1,000.00							
total				451,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
odding Court	Operations	1406	N/A	0.00							
	LBP Testing	1480	10 units	5,000.00							
	Install New Bridge Wave Link	1480	1	15,000.00							
	Install Transfer Switch-Generator	1480	1	30,000.00							
	Lead Abatement	1480	50 units	75,000.00							
	Replace Domestic Water Heaters	1480	10 units	25,000.00							
	Security Cameras	1480	2 units	3,000.00							
	Bond Repayment	9001	N/A	36,220.67							
total				189,220.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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
 OBM no. 2577-0226
 Expires 6/30/2017

Part II: Supporting Pages										
HA Name: THE HOUSING AUTHORITY OF THE CITY OF PROVIDENCE Grant Type and Number Capital Fund Program Grant No: RI 43 P001 50121 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	Federal FFY of Grant: 2021	
				Original	Revised 1	Funds Obligated2	Funds Expended2			
Cattered Sites	Operations	1406	N/A	0.00						
15, 17, 18, 21, 28,	Paint/Vinyl Side Buildings, Rebuild Porches	1480	4 bldg	101,550.00						
29, 30, 31, 32, 33,	Repair/Replace Roofs	1480	1 unit	75,000.00						
34, 35, 36, 37, 38,	Replacement Windows	1480	1 unit	30,000.00						
39, 40, 41, 42, 43	Mold Testing/Removal	1480	1 unit	5,000.00						
	Fence Replacement	1480	10 units	15,000.00						
	Bond Repayment	9001	N/A	36,220.66						
Total				262,770.66	0.00	0.00	0.00	0.00		
1001000002 Total				902,991.33	0.00	0.00	0.00	0.00		

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
 OBM no. 2577-0226
 Expires 6/30/2017

Part II: Supporting Pages
 FA Name: THE HOUSING AUTHORITY OF THE CITY OF PROVIDENCE
 Grant Type and Number
 Capital Fund Program Grant No: RI 43 P001 50121
 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 Obligated2	Funds Expended2	
1001000003	Operations	1406	N/A	541,054.00				
afford Park	Upgrade Emergency Generator	1480	1 gen	10,000.00				
	LBP Abatement	1480	2 bldgs	30,000.00				
	LBP Asbestos Testing	1480	5 bldgs	5,000.00				
	Install New Bridge Wave Link	1480	1	15,000.00				
	Elevator Modernization	1480	2 units	100,000.00				
	Roof Replacement	1480	2 roofs	50,000.00				
	Renovate Maintenance Garage			50,000.00				
	Replace Front Entrance Doors	1480	2 doors	5,000.00				
	A&E Fees & Costs -FM Garage			5,000.00				
	Repair/Replace Entrance Canopies		8 Bldgs	35,000.00				
	Upgrade Fire Alarm	1480	1 system	50,000.00				
	Lead Abatement	1480	50 units	50,000.00				
	Ext. Building Repairs/Paint/Vinyl Siding	1480	2 bldg	136,551.00				
	Replace Rugs- FM Bldg & Comm Ctr	1480	2 bldg	30,000.00				
	A & E Fees - Fire Alarm/Sprinklers	1480	1 system	20,000.00				
	Heating/Domestic HW System Repairs	1480	N/A	50,000.00				

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
 OBM no. 2577-0226
 Expires 6/30/2017

Part II: Supporting Pages										
Grant Name: THE HOUSING AUTHORITY OF THE CITY OF PROVIDENCE Grant Type and Number: Capital Fund Program Grant No: RI 43 P001 50121 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	Federal FFY of Grant: 2021	
				Original	Revised 1	Funds Obligated2	Funds Expended2			
1001000003	A & E Fees - Water Park	1480		5,000.00						
1001000004	A & E Fees - Pavilion	1480		5,000.00						
	Outdoor Pavilion-Res. Svs. Bldg.	1480		75,000.00						
	Renovate Ext Water Park - 50 Laurel Hill	1480		25,000.00						
	Security Cameras	1480	2 units	10,000.00						
	Bond Repayment	9001	N/A	326,579.81						
1001000003 Total				1,629,184.81	0.00	0.00	0.00			
1001000004	Operations	1406	N/A	0.00						
1001000005	Repair/Replace Gas/Water Lines	1480	N/A	10,000.00						
	Install Bike Path	1480	1 path	100,000.00						
	Bathroom Renovations	1480	30	1,000.00						
	Upgrade Fire Alarm	1480	1 system	75,000.00						
	New Tot Lot		1	50,000.00						
	Lead Abatement	1480	50 units	50,000.00						
	LBP Testing	1480	25 units	10,000.00						
	Replace Gym Floor			20,000.00						
	Replace Exterior Mailboxes			30,000.00						
	Install Discharge Exit Door-Comm Ctr	1480	1 exit	25,000.00						
	Ext Bldg. Repairs/Siding	1480	2 bldgs	75,000.00						
	Repair/Replace Roof on Brick Bldgs	1480	2 bldgs	50,000.00						

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
 OBM no. 2577-0226
 Expires 6/30/2017

Part II: Supporting Pages

HA Name: THE HOUSING AUTHORITY OF THE CITY OF PROVIDENCE
Grant Type and Number: Capital Fund Program Grant No: RI 43 P001 50121
CFFP (Yes/ No): Replacement Housing Factor Grant No:

Federal FFY of Grant: 2021

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 Obligated2	Funds Expended2	
1001000004	Repair/Replace Doors & Hardware	1480	10 bldgs	25,000.00				
	Replace Security Camera Server	1480	1 server	10,000.00				
	Security Cameras	1480	2 units	10,000.00				
	Bond Repayment	9001	N/A	46,314.96				
1001000004 Total				587,314.96	0.00	0.00	0.00	
1001000005	Operations	1406	N/A	454,002.62				
	Upgrade Windows	1480	1 bldg	10,000.00				
	Install Panic Hardware-Exit Doors	1480	50 doors	50,000.00				
	Install New Bridge Wave Link	1480	1	12,000.00				
	New Fire Sprinkler System	1480	1 system	67,300.28				
	Replace HVAC- AHU		1	20,000.00				
	Replace Front Entrance Doors	1480	2 doors	5,000.00				
	Elevator Modernization	1480	2 units	100,000.00				
	Boiler Replacement	1480	3 boilers	50,000.00				
	Security Cameras	1480	2 units	5,000.00				
	Bond Repayment	9001	N/A	194,760.33				
1001000005 Total				968,063.23	0.00	0.00	0.00	

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
 OBM no. 2577-0226
 Expires 6/30/2017

Part II: Supporting Pages											
PHA Name: THE HOUSING AUTHORITY OF THE CITY OF PROVIDENCE Grant Type and Number: Capital Fund Program Grant No: RI 43 P001 50121 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	Federal FFY of Grant: 2021		
				Original	Revised 1	Funds Obligated2	Funds Expended2				
1001000006	Operations	1406	N/A	0.00							
	Replace Shower/Tub Mixing Valves	1480	204	75,000.00							
	Replace Roof-Comm Room	1480	1 roof	20,000.00							
	Appliance Purchases	1480	5	5,000.00							
	Security Cameras	1480	2 units	5,000.00							
	Bond Repayment	9001	N/A	173,384.19							
1001000006 Total				278,384.19	0.00	0.00	0.00	0.00	0.00		

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
 OBM no. 2577-0226
 Expires 6/30/2017

Part II: Supporting Pages										
Grant Name: THE HOUSING AUTHORITY OF THE CITY OF PROVIDENCE Grant Type and Number Capital Fund Program Grant No: RI 43 P001 50121 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	Federal FFY of Grant: 2021	
				Original	Revised 1	Funds Obligated2	Funds Expended2			
001000007	Operations	1406	N/A	0.00						
	Upgrade/Paint Hallways	1480	2 halls	1,000.00						
	Paint Stairwells	1480	2	1,000.00						
	Upgrade Kitchens	1480	2 units	5,000.00						
	New Fire Sprinkler System	1480	1 system	62,490.80						
	Replace Front Entrance Doors	1480	2 doors	5,000.00						
	Replace DHW Riser	1480	1 system	30,000.00						
	Appliance Upgrade	1480	5 unit	5,000.00						
	Security Cameras	1480	2 units	5,000.00						
	Bond Repayment	9001	N/A	87,879.65						
001000007 Total				202,370.45	0.00	0.00	0.00	0.00		

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
 OBM no. 2577-0226
 Expires 6/30/2017

Part II: Supporting Pages											
PHA Name: THE HOUSING AUTHORITY OF THE CITY OF PROVIDENCE Grant Type and Number Capital Fund Program Grant No: RI 43 P001 50121 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	Federal FFY of Grant: 2021		
				Original	Revised 1	Funds Obligated2	Funds Expended2				
1001000008	Operations	1406	N/A	306,783.38							
	Repair/Replace Windows	1480		5,000.00							
	Install New Bridge Wave Link	1480	1	12,000.00							
	Appliance Upgrade	1480	5 units	5,000.00							
	Elevator Modernization	1480	2 units	75,000.00							
	Security Cameras	1480	2 units	5,000.00							
	Bond Repayment	9001	N/A	47,502.51							
1001000008 Total				456,285.89	0.00	0.00	0.00	0.00			

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
 OBM no. 2577-0226
 Expires 6/30/2017

Part II: Supporting Pages

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF PROVIDENCE
 Grant Type and Number
 Capital Fund Program Grant No: RI 43 P001 50121
 CFFP (Yes/ No):
 Replacement Housing Factor Grant No:

Federal FFY of Grant: 2021

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 Obligated2	Funds Expended2	
21001000009	Operations	1406	N/A	0.00				
Parenti Villa	Upgrade Entrance Lobby	1480	1 bldgs	5,000.00				
	New Fire Sprinkler System	1480	1 system	75,000.00				
	Appliance Purchases	1480	3	5,000.00				
	Security Cameras	1480	2 units	5,000.00				
	Bond Repayment	9001	N/A	142,507.55				
21001000009 Total				232,507.55	0.00	0.00	0.00	
COCC	CFP Administrative Costs	1410	N/A	650,920.00	0.00	0.00	0.00	

The Providence Housing Authority
FY 2021 Annual Plan

ATTACHMENT C.2
CAPITAL FUND FIVE YEAR ACTION PLAN

Capital Fund Program-Five Year Action Plan

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

Part I: Summary		Providence, RI		_ Original 5-Year Plan _ Revision No:	
THE HOUSING AUTHORITY OF THE CITY OF PROVIDENCE, RI RI 43 P001 50121					
Development Number and Name	Work Statement for Year 1 FFY 2021	Work Statement for Year 2 FFY 2022	Work Statement for Year 3 FFY 2023	Work Statement for Year 4 FFY 2024	Work Statement for Year 5 FFY 2025
A.	Physical Improvements	3,083,892.09	3,178,892.08	3,178,892.08	3,178,892.08
B.	Subtotal	0.00	0.00	0.00	0.00
C.	Management Improvements				
D.	PHA-Wide Non-dwelling Equipment	135,000.00	130,000.00	130,000.00	130,000.00
E.	Administration	650,920.00	650,920.00	650,920.00	650,920.00
F.	Other	150,000.00	60,000.00	60,000.00	60,000.00
G.	Operations	1,301,840.00	1,301,840.00	1,301,840.00	1,301,840.00
H.	Demolition				
I.	Development				
J.	Capital Fund Financing - Debt Service	1,187,562.91	1,187,562.92	1,187,562.92	1,187,562.92
K.	Total CFP Funds				
L.	Total Non-CFP Funds				
M.	Grand Total	6,509,215.00	6,509,215.00	6,509,215.00	6,509,215.00

Part II: Supporting Pages - Physical Needs Work Statement(s)		Work Statement for Year 2022 FFY 2022			Work Statement for Year 2023 FFY 2023		
Work Statement for Year 1 FFY 2021	Development Number/Name Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	Admiral Terrace			Admiral Terrace			
	Operations	N/A	0.00	Operations	N/A	0.00	
	Repair/Replace Roofs	1 bldg	100,000.00	Repair/Replace Roofs	1 bldg	100,000.00	
	Repair Gutters/add Guards	5 bldg	25,000.00	Repair Gutters/add Guards	5 bldg	25,000.00	
	Upgrade Kitchens	4 units	25,000.00	Upgrade Kitchens	4 units	25,000.00	
	Re-Caulk/Repaint Windows	7 bldgs	25,000.00	Re-Caulk/Repaint Windows	7 bldgs	25,000.00	
	Mold Remediation	2 units	5,000.00	Mold Remediation	2 units	5,000.00	
	Mold Testing	10 units	5,000.00	Mold Testing	10 units	5,000.00	
	Appliance Purchase	11 units	20,000.00	Appliance Purchase	11 units	20,000.00	
	Repaint/Seal Exterior	1 bldg	30,000.00	Repaint/Seal Exterior	1 bldg	30,000.00	
	Security Cameras	2 cameras	15,000.00	Security Cameras	2 cameras	15,000.00	
	Bond Repayment	N/A	48,096.30	Bond Repayment	N/A	48,096.30	
	Total		298,096.30	Total		298,096.30	
	Sunset Village			Sunset Village			
	Paint Exterior	1 bldg	100,000.00	Paint Exterior	1 bldg	100,000.00	
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00	
	Total		110,000.00	Total		110,000.00	
	R1001000001 Total		771,192.60	R1001000001 Total		741,192.60	
	Subtotal of Estimated Cost		408,096.30	Subtotal of Estimated Cost		408,096.30	

Part II: Supporting Pages – Physical Needs Work Statement(s)		Work Statement for Year 2022 FFY 2022		Work Statement for Year 2023 FFY 2023		
Work Statement for Year 1 FFY 2021	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	Scattered Sites			Scattered Sites		
	Operations	N/A	0.00	Operations	N/A	0.00
	Building Repairs (All Projects)	5 bldgs	185,278.00	A & E Fees/Costs Roof Repairs	N/A	50,000.00
	Paint Buildings, Rebuild Porches		109,502.79	Replace Roof/ Gutters/Downspouts	4 bldgs	100,000.00
	Replace DHW Tanks, Boilers		56,084.00	Paint Buildings, Rebuild Porches		184,785.80
	Repair/Seal Foundation Cracks		30,000.00	Replace DHW Tanks, Boilers		56,084.00
	Carb Monoxide/Smoke Detectors		5,000.00	Repair/Seal Foundation Cracks		30,000.00
	Replace Windows, Deferred Painting		20,000.00	Carb Monoxide/Smoke Detectors		5,000.00
	Install Vinyl Siding, Vinyl Floor Tile		30,000.00	Replace Windows, Deferred Painting		20,000.00
	Bond Repayment	N/A	36,220.67	Install Vinyl Siding, Vinyl Floor Tile		30,000.00
	Total		472,085.46	Bond Repayment	N/A	36,220.67
				Total		512,090.47
	R1001000002 Total		1,083,306.13	R1001000002 Total		1,028,311.14
	R1001000003 Hartford Park			R1001000003 Hartford Park		
	Operations	N/A	541,054.00	Operations	N/A	541,054.00
	A&E Fees and Costs Fire Alarm System	1 system	50,000.00	A&E Fees and Costs Fire Alarm System	1 system	10,000.00
	Utility Survey	1 unit	1,000.00	Utility Survey	1 unit	1,000.00
	LBP/Asbestos Testing	N/A	10,000.00	LBP/Asbestos Testing	N/A	10,000.00
	Upgrade Fire Alarm System	1 system	301,805.30	Exteriors & Paint (Hi-Rise)		300,000.00
	Relocate Existing Generators to Outside	3 gens.	230,000.00			
	Subtotal of Estimated Cost		472,085.46	Subtotal of Estimated Cost		512,090.47

Part II: Supporting Pages - Physical Needs Work Statement(s)		Work Statement for Year 2022 FFY 2022		Work Statement for Year 2023 FFY 2023		
Work Statement for Year 1 FFY 2021	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	Manton Heights (continued) Repair/Replace Roof on Brick Bldgs	1 bldg	100,000.00	Manton Heights (continued) Repair/Replace Roof on Brick Bldgs	1 bldg	100,000.00
	Repair/Replace Doors and Hardware	25 units	30,000.00	Repair/Replace Doors and Hardware	25 units	30,000.00
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
	Bond Repayment	N/A	46,314.95	Bond Repayment	N/A	46,314.95
	R1001000004 Total		331,314.95	R1001000004 Total		326,314.95
	R1001000005 Dexter Manor			R1001000005 Dexter Manor		
	Operations	N/A	454,002.62	Operations	N/A	454,002.62
	Upgrade Windows	5 units	100,000.00	Upgrade Windows	5 units	50,000.00
	Paint Stairwells	2 stairs	33,222.00	Replace Boilers/DHW Heaters		381,805.30
	Security Cameras	2 cameras	10,000.00	Replace Roof Exhaust Fans		33,222.00
	Bond Repayment	N/A	194,760.32	Security Cameras	2 cameras	10,000.00
	R1001000005 Total		791,984.94	R1001000005 Total		1,123,790.24
	Subtotal of Estimated Cost		1,123,299.89	Subtotal of Estimated Cost		1,450,105.19

Capital Fund Program-Five Year Action Plan

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

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2021	Work Statement for Year 2024 FFY 2024			Work Statement for Year 2025 FFY 2025		
	Development Number/Name Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Admiral Terrace			Admiral Terrace		
	Operations	N/A	0.00	Operations	N/A	0.00
	Repair/Replace Roofs	1 bldg	100,000.00	Repair/Replace Roofs	1 bldg	100,000.00
	Repair Gutters/add Guards	5 bldg	25,000.00	Repair Gutters/add Guards	5 bldg	25,000.00
	Upgrade Kitchens	4 units	25,000.00	Upgrade Kitchens	4 units	25,000.00
	Re-Caulk/Repaint Windows	7 bldgs	25,000.00	Re-Caulk/Repaint Windows	7 bldgs	25,000.00
	Mold Remediation	2 units	5,000.00	Mold Remediation	2 units	5,000.00
	Mold Testing	10 units	5,000.00	Mold Testing	10 units	5,000.00
	Appliance Purchase	11 units	20,000.00	Appliance Purchase	11 units	20,000.00
	Repaint/Seal Exterior	1 bldg	30,000.00	Repaint/Seal Exterior	1 bldg	30,000.00
	Security Cameras	2 cameras	15,000.00	Security Cameras	2 cameras	15,000.00
	Bond Repayment	N/A	48,096.30	Bond Repayment	N/A	48,096.30
	Total		298,096.30	Total		298,096.30
	Sunset Village			Sunset Village		
	Paint Exterior	1 bldg	100,000.00	Paint Exterior	1 bldg	100,000.00
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
	Total		110,000.00	Total		110,000.00
	R1001000001 Total		741,192.60	R1001000001 Total		741,192.60
	Subtotal of Estimated Cost		408,096.30	Subtotal of Estimated Cost		408,096.30

Capital Fund Program-Five Year Action Plan

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

Part II: Supporting Pages – Physical Needs Work Statement(s)		Work Statement for Year 2024 FFY 2024		Work Statement for Year 2025 FFY 2025		
Work Statement for Year 1 FFY 2021	Development Number/Name Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	R1001000002 Roger Williams Repair/Replace Windows	5 units	50,000.00	R1001000002 Roger Williams Repair/Replace Windows	5 units	50,000.00
	Roof Repair	1 bldg	20,000.00	Roof Repair	1 bldg	20,000.00
	Bathroom Renovations	30 baths	5,000.00	Bathroom Renovations	30 baths	5,000.00
	Install Fire Reporting System	2 bldgs	300,000.00	Install Fire Reporting System	2 bldgs	300,000.00
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
	Total		385,000.00	Total		385,000.00
	Codding Court			Codding Court		
	Operations	N/A	0.00	Operations	N/A	0.00
	Mold Remediation	2 units	5,000.00	Mold Remediation	2 units	5,000.00
	Mold Testing	10 units	5,000.00	Mold Testing	10 units	5,000.00
	Replace Domestic Water Heaters	1 unit	20,000.00	Replace Domestic Water Heaters	1 unit	20,000.00
	Repair/Replace Roofs	1 bldg	50,000.00	Repair/Replace Roofs	1 bldg	50,000.00
	Security Cameras	2 cameras	15,000.00	Security Cameras	2 cameras	15,000.00
	Bond Repayment	N/A	36,220.67	Bond Repayment	N/A	36,220.67
	Total		131,220.67	Total		131,220.67
	Subtotal of Estimated Cost		516,220.67	Subtotal of Estimated Cost		516,220.67

Part II: Supporting Pages – Physical Needs Work Statement(s)		Work Statement for Year 2024 FFY 2024		Work Statement for Year 2025 FFY 2025		
Work Statement for Year 1 FFY 2021	Development Number/Name Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Scattered Sites Operations	N/A	0.00	Scattered Sites Operations	N/A	0.00
	A & E Fees/Costs Roof Repairs	N/A	50,000.00	A & E Fees/Costs Roof Repairs	N/A	50,000.00
	Replace Roof/ Gutters/Downspouts	4 bldgs	100,000.00	Replace Roof/ Gutters/Downspouts	4 bldgs	100,000.00
	Paint Buildings, Rebuild Porches		144,785.80	Paint Buildings, Rebuild Porches		194,785.80
	Replace DHW Tanks, Boilers		56,084.00	Replace DHW Tanks, Boilers		56,084.00
	Repair/Seal Foundation Cracks		30,000.00	Repair/Seal Foundation Cracks		30,000.00
	Carb Monoxide/Smoke Detectors		5,000.00	Carb Monoxide/Smoke Detectors		5,000.00
	Replace Windows, Deferred Painting		20,000.00	Replace Windows, Deferred Painting		20,000.00
	Install Vinyl Siding, Vinyl Floor Tile		30,000.00	Install Vinyl Siding, Vinyl Floor Tile		30,000.00
	Bond Repayment	N/A	36,220.67	Bond Repayment	N/A	36,220.67
	Total		472,090.47	Total		522,090.47
	R1001000002 Total		988,311.14	R1001000002 Total		1,038,311.14
	R1001000003 Hartford Park			R1001000003 Hartford Park		
	Operations	N/A	541,054.00	Operations	N/A	541,054.00
	A&E Fees and Costs Fire Alarm System	1 system	10,000.00	A&E Fees and Costs Fire Alarm System	1 system	10,000.00
	Utility Survey	1 unit	1,000.00	Utility Survey	1 unit	1,000.00
	LBP/Asbestos Testing	N/A	10,000.00	LBP/Asbestos Testing	N/A	10,000.00
	Exteriors & Paint (Hi-Rise)		340,000.00	Exteriors & Paint (Hi-Rise)		290,000.00
	Subtotal of Estimated Cost		472,090.47	Subtotal of Estimated Cost		522,090.47

Part II: Supporting Pages – Physical Needs Work Statement(s)					
Work Statement for Year 2021			Work Statement for Year 2025		
Development Number/Name Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	Quantity	Estimated Cost
Harford Park (continued)					
Exterior Building Repairs	15 bldgs	250,000.00	Exterior Building Repairs	15 bldgs	250,000.00
LBP Abatement	2 units	10,000.00	LBP Abatement	2 units	10,000.00
Bldg. Repairs/Paint/ Vinyl Siding	2 bldgs	225,000.00	Bldg. Repairs/Paint/ Vinyl Siding	2 bldgs	225,000.00
Heat/Domestic HW System Repairs	1 unit	30,000.00	Heat/Domestic HW System Repairs	1 unit	30,000.00
Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
Bond Repayment	N/A	326,579.79	Bond Repayment	N/A	326,579.79
RI001000003 Total		1,753,633.79	RI001000003 Total		1,703,633.79
RI001000004 Manton Heights					
Operations	N/A	0.00	Operations	N/A	0.00
Mold Remediation	3 units	5,000.00	Mold Remediation	3 units	5,000.00
Mold Testing	10 units	5,000.00	Mold Testing	10 units	5,000.00
Exterior Building Repairs	4 bldgs	50,000.00	Exterior Building Repairs	4 bldgs	50,000.00
Upgrade Exterior lighting	1 bldg	10,000.00	Upgrade Exterior lighting	1 bldg	10,000.00
Repair/Replace Gas/Water Lines	1 unit	20,000.00	Repair/Replace Gas/Water Lines	1 unit	20,000.00
Exterior Repairs/Paint	1 bldg	30,000.00	Exterior Repairs/Paint	1 bldg	30,000.00
Interior Repairs Mgmt Office	1 unit	20,000.00	Interior Repairs Mgmt Office	1 unit	20,000.00
Subtotal of Estimated Cost		1,753,633.79	Subtotal of Estimated Cost		1,703,633.79

Part II: Supporting Pages – Physical Needs Work Statement(s)		Work Statement for Year 2024 FFY 2024		Work Statement for Year 2025 FFY 2025		
Work Statement for Year 1 FFY 2021	Development Number/Name Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Manton Heights (continued) Repair/Replace Roof on Brick Bldgs	1 bldg	100,000.00	Manton Heights (continued) Repair/Replace Roof on Brick Bldgs	1 bldg	100,000.00
	Repair/Replace Doors and Hardware	25 units	30,000.00	Repair/Replace Doors and Hardware	25 units	30,000.00
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
	Bond Repayment	N/A	46,314.95	Bond Repayment	N/A	46,314.95
	RI001000004 Total		326,314.95	RI001000004 Total		326,314.95
	RI001000005 Dexter Manor			RI001000005 Dexter Manor		
	Operations	N/A	454,002.62	Operations	N/A	454,002.62
	Upgrade Windows	5 units	50,000.00	Upgrade Windows	5 units	50,000.00
	Replace Boilers/DHW Heaters		381,805.30	Replace Boilers/DHW Heaters		381,805.30
	Replace Roof Exhaust Fans		33,222.00	Replace Roof Exhaust Fans		33,222.00
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
	Bond Repayment	N/A	194,760.32	Bond Repayment	N/A	194,760.32
	RI001000005 Total		1,123,790.24	RI001000005 Total		1,123,790.24
	Subtotal of Estimated Cost		1,450,105.19	Subtotal of Estimated Cost		1,450,105.19

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 2021			Work Statement for Year 2025 FFY 2025			
Work Statement for Year 1 FFY 2021	Development Number/Name Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	R1001000006 Dominica Manor Operations	N/A	0.00	R1001000006 Dominica Manor Operations	N/A	0.00
	Replace Shower/Tub Mixing Valve	15 units	10,000.00	Replace Shower/Tub Mixing Valve	15 units	10,000.00
	Appliance Upgrade	10	10,000.00	Appliance Upgrade	10	10,000.00
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
	Bond Repayment	N/A	173,384.19	Bond Repayment	N/A	173,384.19
	R1001000006 Total		203,384.19	R1001000006 Total		203,384.19
	R1001000007 Carroll Tower Operations	N/A	0.00	R1001000007 Carroll Tower Operations	N/A	0.00
	Upgrade/Paint Hallway	1 unit	9,000.00	Upgrade/Paint Hallway	1 unit	9,000.00
	Appliance Upgrade	10	10,000.00	Appliance Upgrade	10	10,000.00
	Upgrade Kitchens	6 units	25,000.00	Upgrade Kitchens	6 units	25,000.00
	Replace DHW Riser	2 units	35,000.00	Replace DHW Riser	2 units	35,000.00
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
	Bond Repayment	N/A	87,879.66	Bond Repayment	N/A	87,879.66
	R1001000007 Total		176,879.66	R1001000007 Total		176,879.66
	Subtotal of Estimated Cost		380,263.85	Subtotal of Estimated Cost		380,263.85

Capital Fund Program-Five Year Action Plan

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

Part II: Supporting Pages – Physical Needs Work Statement(s)		Work Statement for Year 2024 FFY 2024		Work Statement for Year 2025 FFY 2025		
Work Statement for Year 1 FFY 2021	Development Number/Name Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	R1001000008 Kilmartin Plaza	N/A		R1001000008 Kilmartin Plaza		
	Operations		306,783.38	Operations	N/A	306,783.38
	Repair/Replace Windows	4 units	10,000.00	Repair/Replace Windows	4 units	10,000.00
	Paint Stairwells	1 stair	2,000.00	Paint Stairwells	1 stair	2,000.00
	Appliance Upgrade	10	10,000.00	Appliance Upgrade	10	10,000.00
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
	Bond Repayment	N/A	47,502.52	Bond Repayment	N/A	47,502.52
	R1001000008 Total		386,285.90	R1001000008 Total		386,285.90
	R1001000009 Parenti Villa			R1001000009 Parenti Villa		
	Operations	N/A	0.00	Operations	N/A	0.00
	Appliance Upgrade	10	9,994.98	Appliance Upgrade	10	9,994.98
	Bathroom Renovations	10 baths	1,000.00	Bathroom Renovations	10 baths	1,000.00
	Security Cameras	2 cameras	5,000.00	Security Cameras	2 cameras	5,000.00
	Bond Repayment	N/A	142,507.55	Bond Repayment	N/A	142,507.55
	R1001000009 Total		158,502.53	R1001000009 Total		158,502.53
	CFP Administrative Costs		650,920.00	CFP Administrative Costs		650,920.00
	Subtotal of Estimated Cost		6,509,215.00	Subtotal of Estimated Cost		6,509,215.00

Part III: Supporting Pages – Management Needs Work Statement(s)					
Work Statement for Year 2022 FFY 2022			Work Statement for Year: 2023 FFY 2023		
Work Statement for Year 1 FFY 2020	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost	Estimated Cost
See Annual Statement	R1001000001 Chad Brown Admiral Terrace	0.00	R1001000001 Chad Brown Admiral Terrace	0.00	0.00
	R1001000002 Codding Court Scattered Sites	0.00	R1001000002 Codding Court Scattered Sites	0.00	0.00
	R1001000003 Hartford Park	0.00	R1001000003 Hartford Park	0.00	0.00
	R1001000004 Manton Heights	0.00	R1001000004 Manton Heights	0.00	0.00
	R1001000005 Dexter Manor Computer System Software	0.00	R1001000005 Dexter Manor Computer System Software	0.00	0.00
	R1001000006 Dominica Manor	0.00	R1001000006 Dominica Manor	0.00	0.00
	R1001000007 Carroll Tower	0.00	R1001000007 Carroll Tower	0.00	0.00
	R1001000008 Kilmartin Plaza	0.00	R1001000008 Kilmartin Plaza	0.00	0.00
	R1001000009 Parenti Villa	0.00	R1001000009 Parenti Villa	0.00	0.00
	Subtotal of Estimated Cost	0.00	Subtotal of Estimated Cost	0.00	0.00
			Subtotal of Estimated Cost	0.00	0.00

Capital Fund Program-Five Year Action Plan

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

Part III: Supporting Pages -- Management Needs Work Statement(s)		Work Statement for Year: 2025 FFY 2025	
Work Statement for Year 1 FFY 2020	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories
See Annual Statement	R1001000001 Chad Brown	0.00	R1001000001 Chad Brown
	Admiral Terrace	0.00	Admiral Terrace
	R1001000002 Codding Court	0.00	R1001000002 Codding Court
	Scattered Sites	0.00	Scattered Sites
	R1001000003 Hartford Park	0.00	R1001000003 Hartford Park
	R1001000004 Manton Heights	0.00	R1001000004 Manton Heights
	R1001000005 Dexter Manor	0.00	R1001000005 Dexter Manor
	Computer System Software	0.00	Computer System Software
	R1001000006 Dominica Manor	0.00	R1001000006 Dominica Manor
	R1001000007 Carroll Tower	0.00	R1001000007 Carroll Tower
	R1001000008 Kilmartin Plaza	0.00	R1001000008 Kilmartin Plaza
	R1001000009 Parenti Villa	0.00	R1001000009 Parenti Villa
	Subtotal of Estimated Cost	0.00	Subtotal of Estimated Cost
		0.00	0.00