

Pawtucket Housing Authority Resident Advisory Board (RAB)

December 04, 2023, 10:00AM Start -11:30 AM Finish

**Kennedy Manor Community Room
175 Broad Street, Pawtucket 02860**

PHA Staff Attendees:

Sheila Santos, Director of Public Housing
Marilyn daPonte, Director of Leased Housing
Celia Milios, Director of Finance
Chris Bostic, Director of Operations
Michael Pavia, Director of Security
Kimberly Gervais, Director of Resident Services
Alissa Stipa, Capital Projects Coordinator

Resident Advisory Board (RAB)

Susan Proulx, Kennedy Manor # G9
Robert Ferreira, Kennedy Manor # A-15
Cheryl Ann Page, Burns Manor # A-210

Absent:

Debrease King, HCV Tenant
Elsa Field, Fogarty Manor #520
Ida Abujade, Fogarty Manor #230
Ruth Madsen, HCV Tenant
Gary Sabourin, Burns Manor # B-210
Johanna Lopez, Galego Court # 190-1C

Sheila Santos, Director of Public Housing, began the meeting by introducing staff members, many of whom are familiar with the tenants. The tenants were allowed the opportunity to introduce themselves, and to share a positive note about the Pawtucket Housing Authority.

Sue Prolux began by saying she has been a tenant for 14 years and appreciates everything the staff does every day.

Cheryl Ann Page, a tenant at Burns manor, was positive about her experience as a resident. She could not say enough positive things about her Property Manager and the maintenance staff. She briefly remarked that she was concerned that the outside landscaping contractor did not seem to clean up the leaves. Chris Bostic, Operations Director said he would address her comments in more detail.

Robert Ferreira said he was glad to be asked to join the board this year.

Director Santos explained the purpose of the PHA Annual Plan: in basic terms, it outlines what a public housing authority has done, is doing, and what will be doing for the next five years to come. The actual

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document is a government/technical oriented narrative required by HUD For every public housing authority.

Progress Report on Mission and Goals in PHA 5-Year and Annual Plan

The Authority's mission was explained to the RAB which is to maintain and improve our supply of diverse, affordable, and accessible housing, while increasing our communication efforts with the residents and the Pawtucket community at large. using an established non-profit which the Authority can use to create housing opportunities to apply for federal and state grants, and to provide social services for our population.

PHA 85th Anniversary

A special announcement was made that in 2024, the PHA will be celebrating its 85th anniversary year. A celebration dinner is planned in honor of all who have served throughout the years and currently, along with several community and city dignitaries.

Award Funding from the State of Rhode Island

Exploring the potential for third floor units to be brought back online with the use of the Fair Cloth allocated by HID . The PHA currently has access top 24 Fair Cloth units.

Award Funding from the State of Rhode Island

Rehabilitate two units utilizing green technology and sustainable materials at Galego Court. This work will bring two additional units online at Galego Court.

Centralized Inventory System

The PHA is repurposing a building at Galego Court to serve as the PHA's central warehouse for inventory and to accommodate some of the Resident Staff.

PHA, City, State of RI, and Open Doors Partnership

The PHA continues its partnership with the City, the State of RI and "Open Doors" providing temporary shelter to the most vulnerable unhoused population of the City of Pawtucket.

The meeting continued with recaps from every department and future endeavors.

Public Housing Department

Director Sheila Santos spoke of her departments goals and accomplishments

Pawtucket Housing Authority Resident Advisory Board (RAB)

Director Santos spoke of the changes coming to public housing under the new HOTMA regulations. These were briefly explained to the RAB.

The new NSPIRE standards for public housing was discussed as it applies to future unit and development inspections. The members were advised that PH staff, including maintenance staff, have attended several training courses and conferences to learn both HOTMA and NSPIRE.

In conjunction with these major changes, it was explained that the PHA is sending out a Request for Proposal for new housing software. The importance of having current and robust software to handle future technological changes is paramount.

The software conversion was listed as a major event for the PHA as every department will have a role to play and all staff will need comprehensive training.

Comments

All three residents were pleased that the PHA has been operating for 85 years as so many need this housing in the city.

Resident Proulx and Ferreira commented that it was good foresight on the PHA's part to keep up with the government changes.

Security Department

Director Mike Paiva spoke of his departments goals and accomplishments.

The Pawtucket Housing Authority (PHA) Security Department directive is to preserve public peace and order, and to protect life and property. Our department is responsible for investigations into all developments, conducting background, credit, and criminal history checks on all applicants, as well as fraud investigations.

Several initiatives have been implemented within this past year such as installing thirteen (13) additional Rhombus security cameras at one of our facilities located at 40-42 Park St.

We also installed seven (7) additional Rhombus security cameras throughout the exterior of the facility grounds at Fogarty Manor located at 214 Rosevelt Ave.

The Keri system (access control) at two other facilities specifically Burns Manor and St. Germain Manor is in the process of being replaced and upgraded.

Several security features were also added to the entrance way located at Fogarty Manor. These features include a ring camera for the receptionist to view and speak to visitors seeking to gain access to H.Q. One ring camera was installed outside of the executive director's and finance office monitoring visitors requesting access.

Director Paiva concluded his presentation with future projects.

Galego Court - replacing all cameras currently in place and installing new interior cameras throughout our largest facility (Fogarty Manor). Cameras for Burns Manor and St. Germain Manor as both these systems have now become antiquated and are overdue for upgrades.

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Installation of thirty-three (33) new Rhombus cameras throughout stairwells and laundry rooms at Kennedy Manor. These cameras will allow PHA management to monitor activity 24 hours a day ensuring all blind spots are covered.

All listed projects have been put into the 5-year capital funding plan accordingly.

Replace and install a new black fence in front of Kennedy Manor on the Broad St. entrance way to better deter loiterers from entering facility grounds and trespassing

Comments

Resident Page asked if the cameras at Burns Manor move / swivel as she was concerned about the recent thefts of catalytic converters from cars on the premises.

These cameras are static, but photographic information is provided to Pawtucket Police.

Resident Ferreira asked if the white wood bench could be removed or relocated from the generator area as homeless congregate there late at night and leave trash around. He helps to clean it up.

PHA responded that they will act on the bench.

Resident Proulx asked if the smoking hut will be insulated.

PHA responded that it will not be insulated due to fire hazard

Resident Ferreira suggested that residents sit at the front lobby desk at Kennedy Manor during workday hours to screen visitors entering the lobby. He said if they encounter resistance, they can go to the security office.

PHA responded that they will research the suggestion.

Housing Choice Voucher Program

Director Marlyn daPonte spoke of her departments goals and accomplishments

Streamlining the on-line access to documents and processing forms for HCV clients is a priority for the HCV department.

Director daPonte also spoke about the sweeping changes of HOTMA and our need for updated software to manage these changes seamlessly.

Director daPonte concluded by saying they are always looking for new ways to get Pawtucket landlords interest in joining the HCV program but can be challenging due to the high rents in the area.

Comments

Resident Page expressed that it is good to keep the on-line information simple to use and understand for residents.

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Finance Department

Director Celia Milios spoke of her departments goals and accomplishments

Director Milios started by saying that she is new to the position having taken over from the previous finance director who retired.

Director Milios explained that her department acts as the pivotal point that serves all areas of the PHA and works to serve each in their capacity. They deal mostly with internal functions for banking, auditing, grants, bill paying, and payroll.

The PHA housing software upgrade and RFP were touched upon as accounting and finance will have their own challenges in training and implementing.

Comments

Resident Ferreria said he understood these financial challenges as he worked for McDonald's Corporation for 35 years.

Operations Department

Director Chris Bostic spoke of his departments goals and accomplishments

Director Bostic stated that he started in his position in May of 2023 and has implemented several organization improvements. He explained that he oversees the maintenance and capital improvements units of the PHA.

Director Bostic circled back to Resident Page's concerns about the leaves not being picked up prior to the freezing weather causing tripping hazards. He stated that the final fall clean ups were occurring last week and this week. In addition, he has instructed site personnel to make ground and leave cleanup part of their morning daily routine.

Director Bostic handed out a summary sheet titled Operations/Capital Improvements and his Projected Goals. (see attached).

Comments

Resident Ferreria asked what can be done about tenants who do not clean their units, do not report bed bugs, and urinate in trash cans.

The PHA responded that we take a two-pronged approach. We use Resident Services to reach for services that may be needed, while at the same time, our Property Managers take a stronger stance with lease enforcement and legal action to bring about compliance.

Resident Page wanted to make the PHA aware that many residents are receiving packages from foreign countries and could contain pests on them.

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Resident Ferreira asked if we could have better communication with tenants about reporting bed bugs and other pests when they have them. He acknowledged that some do not understand but frustrated some do not want to cooperate.

The PHA responded that they would make efforts to improve communication and work in conjunction with Resident services in getting the work out.

Resident Ferreira talked about the deteriorating sidewalks that surround many of the properties, especially Kennedy Manor where numerous tenants use wheelchairs, canes, and walkers. He himself lost a wheel off his wheelchair when it became stuck in the cracked concrete. The city, state and Amtrak Trains have closed off a substantial portion of the sidewalk area, so he was not sure if that is why repairs are lacking.

The PHA said they would investigate if the City of Pawtucket Public Works could assist. It was mentioned however that this may be State of Rhode Island road property, at least at the front.

Resident Services

Director Kim Gervais spoke of her departments goals and accomplishments

The Director started out by speaking of her staff and what each person brings to her department. She reviewed the sites they worked at and what their specialty is .

Director Gervais stated that her department was able to establish a Resident Services Committee at each site, consisting of two members per site.

Director Gervais said her department is looking to expand resident participation in the activities being offered and that she is continually looking for new sources of grant monies to fund activities.

The department prepares a calendar of events that goes out to each resident monthly to keep them informed of PHA happenings.

Comments

Resident Ferreira said he appreciated the challenging work by the Resident Services department. He understands that you have great programs but sometimes people just do not show up.

Resident Ferreira suggested to the PHA to contact businesses like McDonalds Corporation who are always looking to donate to worthy causes in the community.

**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 3/31/2024

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

I, Donald R. Grebien, the Mayor,

certify that the **Annual PHA Plan for fiscal year 2024** of the Housing Authority of the City of Pawtucket is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the City of Pawtucket, Rhode Island, pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The PHA Plan is consistent with the City of Pawtucket Consolidated Plan to maintain and upgrade affordable housing, increase the availability of affordable housing, and decrease impediments to affordable housing within the City of Pawtucket, Rhode Island.

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:

Donald R. Grebien

Title:

Mayor

Signature:

Date:

12/21/23

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

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.



**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning **04/01/2024** 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (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.
4. 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.
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 public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include 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 2011-65);

- 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 a 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 a waiting list is consistent with affirmatively furthering fair housing; and
 - 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 903.7(o)(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. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. 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.
 12. 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.
 13. 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.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. 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.
 16. 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.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. 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.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. 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.
 21. 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.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

The Housing Authority of the City of Pawtucket, RI
PHA Name

RI002
PHA Number/HA Code

 X Annual PHA Plan for Fiscal Year 2024

 5-Year PHA Plan for Fiscal Years 20 - 20

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

Name of Executive Director

Paula McFarland

Signature

Paula McFarland 1/8/24

Date

Name Board Chairman

Mary Bray

Signature

Mary Bray

Date



01/17/2024

Civil Rights Certification (Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 3/31/2024

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning **04/01/2024** in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

The Housing Authority of the City of Pawtucket
PHA Name

RI002
PHA Number/HA Code

I hereby certify that all the statement above, 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 Executive Director: **Paula McFarland**

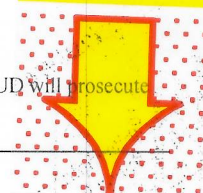
Name of Board Chairperson: **Mary Bray**

 **1/8/24**
Signature Date

 **01/17/2024**
Signature Date

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 *et seq.*, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements. Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**SIGN
HERE**



**STATEMENT OF SIGNIFICANT AMENDMENT TO THE
CAPITAL FUND PROGRAM BUDGETS AND PHA PLAN**

The Pawtucket Housing Authority's definition of a "significant amendment" or "substantial deviation" is a significant change adversely affecting an applicant or resident family to our ACOP policy or Section 8 Administration Plan. For the Capital Fund Program is a 25% change in our Capital Fund Budget or the addition of any non-emergency work item that is not already included in the Pawtucket Housing Authority's latest Capital Fund Program Budget or Five-Year Budget shall be considered a significant amendment change to the PHA Plan.

Paula McFarland

Paula McFarland

Executive Director
Pawtucket Housing Authority

1/8/24

Date



2023 Capital Fund

OMB Approval No. 2577-0075
(exp. 08/31/2023)Capital Fund Program
(CFP) AmendmentAnnual Contributions Contract
Terms and Conditions (HUD-52840-A)U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Whereas, (Public Housing Authority) Housing Authority of the City of Pawtucket RI002 (herein called the "PHA")
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into an Annual Contributions Contract
ACC(s) Numbers(s) (On File) dated (On File)

Whereas, in accordance with Public Law 117-328, Division L, Title II,

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. When HUD provides additional amounts, it will notify the PHA and those amended grants will be subject to these terms and conditions.

\$ \$2,315,644.00 for Fiscal Year 2023 to be referred to under the Capital Fund Grant Number RI01P00250123
PHA Tax Identification Number (TIN): On File UEI Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number On File

Now Therefore, the ACC is amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA projects. This CFP Amendment is a part of the ACC.

2. The PHA must carry out all capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in accordance with section 9(g)(2) of the Act.

3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.

4. For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee within 3 days of the due date.

5. Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

6. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

7. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. Provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

8. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

9. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s).

(mark one): Yes ☐ No ☒

10. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

11. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

12. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must have a recorded and effective Declaration(s) of Trust on all property funded with Capital Fund grants (all types) or HUD will exercise all available remedies including recapture of grant funding.

The parties have executed this CFP Amendment, and it will be effective on the date HUD signs below.

U.S. Dept of HUD

By /s/ Date: 02/17/2023

Marianne Nazzaro

Title: Deputy Assistant Secretary
Office Public Housing Investments

PHA (Executive Director or authorized agent)

By Paula McFarland Date: 6/9/23

Title

Executive Director

Previous versions obsolete

form HUD-52840-A OMB Approval No. 2577-0075 (exp. 08/31/2023)

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input checked="checked" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input checked="checked" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input checked="checked" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: _____ Congressional District, if known: _____			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: The Housing Authority of the City of Pawtucket 214 Roosevelt Avenue Pawtucket, RI 02862 Congressional District, if known: _____		
6. Federal Department/Agency: US Department of Housing and Urban Development			7. Federal Program Name/Description: FY 2023 Capital Fund Grant Annual Contributions Contract CFDA Number, if applicable: 01P00250123		
8. Federal Action Number, if known:			9. Award Amount, if known: \$		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: <u>Paula McFarland</u> Print Name: <u>Paula McFarland</u> Title: <u>Executive Director</u> Telephone No.: <u>401-721-6000</u> Date: <u>5/18/23</u>		
Federal Use Only:			Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)		

Public Meeting Notice

The Housing Authority of the City of Pawtucket's Annual Plan beginning April 2024 will be available for Public Review and Comment.

The Plan is available at the Authority's following offices:

- Administrative Office, 214 Roosevelt Avenue, Pawtucket, RI
- Galego Court Development Office, 483 Weeden Street, Pawtucket, RI
- Kennedy Manor Development Office, 175 Broad Street, Pawtucket, R
- St. Germain Manor Development Office, 401 Mineral Spring Avenue, Pawtucket, RI
- Burns Manor Development Office, 95 Park Street, Pawtucket, RI

The Public Meeting to review comments and changes will be held on Tuesday, December 19, 2023, at 10:00 A.M. at the Community Room at Kennedy Manor, which is located at 175 Broad Street, Pawtucket, RI.

Comments are due to the Authority by 1:00 P.M. on Friday, December 15, 2023, at the above address or via email to the attention of Paula McFarland, Executive Director, pmcfarland@pawthousing.org.

