

	See Attached Documentation
B.3	Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. The WHA is amending its capital fund plan to address the immediate need of the residents for safe and sound units. The WHA continues its outreach within the community to achieve greater access to local residents of low-income and minority status. The WHA is working through staff training and accountability to achieve 100% occupancy for PH units and 98% or greater utilization of HCV funding.
B.4	Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.
C.	Other Document and/or Certification Requirements.
C.1	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. See Attached Documentation
C.2	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations
C.3	Certification by State or Local Officials. Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (b) If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.) Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

ID - 2126) printed by Michael Abbruzzi in HUD Secure Systems/Public Housing Portal at 01/14/2025 09:06AM EST

WARREN HOUSING AUTHORITY

PHA Plan – 2025

Mission Statement:

The Warren Housing Authority’s mission is to serve the needs of low-income, very low-income, and extremely low income families in the Town of Warren, RI for the next five years: WHA works to create strong, sustainable, inclusive communities and quality affordable homes for all who seek them.

WHA works to promote housing as a platform for improving quality of life and building inclusive, self-sufficient communities free from discrimination.

Warren Housing Authority works to ensure that all people who seek safe, affordable, and decent housing have access to the application process in a fair and timely manner. A home in the heart of the East Bay provides a foundation upon which people and families can thrive and prosper.

Goals and Objectives:

GOAL: INFRASTRUCTURE IMPROVEMENTS

- Utilized Capital Fund Plan funding to complete the following projects:
 - Bathroom Renovations (dwellings)
 - Replace flooring/carpeting in common areas – all buildings
 - Interior painting in common areas – all buildings
 - Maintenance Building Addition
 - Security Camera Upgrades
 - Roof Repairs/Gutter Replacement
 - Repair/Replace Sidewalks/Walkways, Curbing
 - H Building Elevator
 - Crack Fill & Seal Coat Parking Lots
 - Paint Light Posts (52)
 - Andreozzi Hall Renovations
 - Dwelling Heating Source/HVAC System Upgrade
 - Generator Replacement (2)
 - Door Handle Replacement – All Buildings
 - Window Replacement – Andreozzi Hall/Office

GOAL: UTILIZE HOUSING AUTHORITY RESOURCES IN AN EFFICIENT, COORDINATED AND RESULTS-ORIENTED MANNER

- Continue to assist local non-profit agencies who serve special needs populations by developing affordable housing for their clients.
Assess day-to-day operational procedures for improved efficiencies and service delivery.
- Identify Capitol funds needs through open dialogue with residents and the RAB.
- Continue to identify staff's talents and interests so that work is assigned in a manner that motivates staff and capitalizes on their strengths. Help staff enhance their skills, further the agency's mission and achieve their career goals.
- Develop a "green" operations guide and suggestions which integrates with efficient operations.

GOAL: PRESERVE THE HOUSING AUTHORITY'S SOUND FISCAL POSITION

- Monitor expenditures and maintain revenues by producing accurate and timely monthly financial statements and key management indicator reports while seeking other revenue sources to sustain and develop new housing programs.
Advocate at the federal, state and local level for adequate funding for the operation and expansion of affordable housing programs.

GOAL: PROMOTE AND SECURE SUPPORT SERVICES FOR HOUSING AUTHORITY RESIDENTS, PARTICIPANTS AND APPLICANTS.

- Access all available federal, state, local and private foundation resources for the delivery and enhancement of resident services.
- Improve the quality of life for senior, disabled, and special needs residents through on-site supportive services.

- Develop a “needs” survey to identify needed services and ways to improve, expand or develop programs to better serve residents.
- Continue to develop and promote strong working relationships with other social service providers so that WHA residents eligible for their services are identified and appropriately served.
- Develop a variety of growth and learning opportunities/programs for all residents.
- Maintain programs: senior and disabled project based housing and HCV list and secure input from the RAB on needed services for residents on an ongoing basis.

FOSTER A WORK ENVIRONMENT THAT VALUES AND ENCOURAGES INDIVIDUAL AND TEAM COMMITMENT TO HOUSING AUTHORITY GOALS AND OBJECTIVES.

- Foster improved communication, employee morale and problem solving among all staff through the based upon the core values of Compassion, Commitment, Cooperation, Competence and Communication.
- Continue to review the method and manner in which we do our work in order to accomplish our mission, embrace our vision, and be open to change.
- Continue to provide training and educational opportunities for staff growth. Develop a leadership and excellence training program for all staff participation.
- Encourage energy efficiency.
- Involve all WHA staff in the ongoing conversation to improve our facilities and programs, empower staff to assume more challenging responsibilities, reward innovation and promote team building through committee/task force participation and staff meetings.
- Require management staff to continually monitor their work performance
- Pursue and utilize all proven/practical “Green Building” techniques and strategies with respect to all construction related activities.

Housing Needs:

- PHA: Kickemuit Village is the only facility to address disabled and senior living in the Town of Warren. With 153 available units, the current occupancy rate is over 99%. The current waiting list total 117 applicants.
- HCV: There are currently 6,000 applicants on the HCV waiting list awaiting approval/issuance of a voucher.

Please refer to the PHA ACOP (Admissions and Continued Occupancy Policy) and the HCV Administrative Policy for updated information regarding eligibility, selection and admission policies for the WHA. Also included in those policy manual are guidance relating to rent determination, grievances and hearings.

Public Housing Agency Plan - Annual Plan

The Violence Against Women Act (VAWA) Amendments of 2005, requires the PHA to describe any goals, objectives, policies or programs that will enable the PHA to serve the needs of victims of domestic violence.

The Warren Housing Authority supports the goals of the VAWA Amendments and will continue to administer its housing programs in ways that support and protect residents (including Section 8 Housing Choice Voucher program participants) and applicants who may be victims of domestic violence, dating violence, sexual assault or stalking.

The Warren Housing Authority has adopted a policy to implement applicable provisions of the VAWA. The goals, objectives and policies to enable Warren Housing Authority to service the needs of victims of domestic violence are stated in the VAWA Policy, a copy of which is attached.

WARREN HOUSING AUTHORITY

VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

1. Purpose and Applicability

The purpose of this policy (hereinafter called "Policy") is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth Warren Housing Authority's policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by Warren Housing Authority of all Federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S. C. §1437 et seq.). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

2. Goals and Objectives

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by Warren Housing Authority;
- C. Providing and maintaining housing opportunities for victims of domestic violence, dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between Warren Housing Authority, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence, and stalking, who are assisted by Warren Housing Authority; and
- E. Taking appropriate action in response to an incident or incidents of victims of domestic violence, dating violence, or stalking, affecting individuals assisted by Warren Housing Authority.

3. Other WARREN HOUSING AUTHORITY Policies and Procedures

This policy shall be referenced in and attached to Warren Housing Authority's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of Warren Housing Authority's Admissions and Continued Occupancy Policy. Warren Housing Authority's annual public housing agency plan shall also contain information concerning Warren Housing Authority's activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of Warren Housing Authority, the provisions of this Policy shall prevail.

4. Definitions

As used in this Policy:

A. Domestic Violence

The term "Domestic Violence" includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

B. Dating Violence

The term "Dating Violence" means violence committed by a person:

a. who is or has been in a social relationship of a romantic or intimate nature with the victim; and

b. where the existence of such a relationship shall be determined based on a consideration of the following factors:

1. The length of the relationship.
2. The type of relationship.
3. The frequency of interaction between the persons involved in the relationship.

C. Stalking

The term "Stalking" means:

a. (1) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and
(2) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and

b. in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to

- (1) that person;
- (2) a member of the immediate family of that person; or
- (3) the spouse or intimate partner of that person.

D. Immediate Family Member

The term "Immediate Family Member" means, with respect to a person:

a. a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or

b. any other person living in the household of that person and related to that person by blood or marriage.

E. Perpetrator

The term "Perpetrator" means person who commits an act of domestic violence, dating violence or stalking against a victim.

5. Admissions and Screening

Non-Denial of Assistance. Warren Housing Authority will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

6. Termination of Tenancy or Assistance

A. VAWA Protections.

Under VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by Warren Housing Authority:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a "serious or repeated" violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.

2. In addition to the foregoing, tenancy or assistance will not be terminated by Warren Housing Authority as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant's control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

a. Nothing contained in this paragraph shall limit any otherwise available authority of Warren Housing Authority or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action, neither Warren Housing Authority nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence, dating violence, or stalking than that applied to other tenants.

b. Nothing contained in this paragraph shall be construed to limit the authority of Warren Housing Authority or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager, or Warren Housing Authority, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. Removal of Perpetrator.

Further, notwithstanding anything in Paragraph No. 6 A.2. or Federal, State or local law to the contrary, Warren Housing Authority or a Section 8 owner or manager, as the

case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by Warren Housing Authority. Leases used for all public housing operated by Warren Housing Authority and, at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by Warren Housing Authority, shall contain provisions setting forth the substance of this paragraph.

7. Verification of Domestic Violence, Dating Violence or Stalking

A. Requirement for Verification.

The law allows, but does not require, Warren Housing Authority, or a Section 8 owner or manager, to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in Paragraph No. 7 C., Warren Housing Authority shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by Warren Housing Authority. Section 8 owners or managers receiving rental assistance administered by Warren Housing Authority may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. HUD-approved form.

By providing to Warren Housing Authority or to the requesting Section 8 owner or manager a written certification, on a form approved by the U. S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking, that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.

2. Other documentation.

By providing to Warren Housing Authority, or to the requesting Section 8 owner or manager, documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of

abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. Police or court record.

By providing to Warren Housing Authority or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. Time allowed to provide verification/failure to provide.

An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by Warren Housing Authority, or a Section 8 owner or manager, to provide verification, must provide such verification within fourteen (14) business days (i.e., 14 calendar days, excluding Saturdays, Sundays, and Federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

C. Waiver of verification requirement.

The Executive Director of Warren Housing Authority, or a Section 8 owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

8. Confidentiality.

A. Right of confidentiality.

All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to Warren Housing Authority or to a Section 8 owner or manager in connection with a verification required under Section No 7 of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
3. otherwise required by applicable law.

B. Notification of Rights.

All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by Warren Housing Authority shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

9. Transfer to a New Residence.

A. Portability.

A Section 8-assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for twelve (12) months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect health or safety of an individual member of the household who is or has been the victim of domestic violence, dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

10. Notification.

Warren Housing Authority shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

11. Relationship with Other Applicable Laws.

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

12. Amendment.

This Policy may be amended from time to time by Warren Housing Authority as approved by the Warren Housing Authority Board of Commissioners.

WARREN HOUSING AUTHORITY

Statement of Significant Amendment

HUD requires that the Warren Housing Authority define substantial change to the Agency Plan. If a proposed change to such plan is considered a substantial change, it must proceed to public process which includes: consultation with the Resident Advisory Board, public notification of where and when the proposed change can be reviewed and approved by the Housing Authority Board of Commissioners and a public comment period. The Warren Housing Authority, after submitting its annual and five (5) year plan to HUD may modify, amend or change any policy, rule, regulation or other aspect of its plan pursuant to the prevailing HUD definition of a substantial deviation and / or significant amendment. Therefore, the Warren Housing Authority defines significant amendment to include the following changes to the public housing authority plan:

- Additions of any non-emergency work items that are not included in the current plan.
- Any changes to the plan in excess of ten percent (10%) of the total grant.
- Significant changes in the use of replacement reserve funds under the capital grant.
- Demolition and/or disposition activities new or amended development plans, designation or conversion actions not currently identified in the five (5) year plan.
- Changes to public housing rent policy.
- Changes to Housing Choice Voucher and Low Income Public Housing termination policies.
- Changes to Resident or Tenant admission policy.
- Changes to the five (5) year plan due to a large scale necessary repair to buildings, structures and/ or grounds.

An exception can be made for any of the above which are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

Signature: 

Date: 1-14-25

**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, Brian Sullivan, the Town Manager
Official's Name *Official's Title*

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

Warren Housing Authority
PHA Name

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

Impediments (AI) to Fair Housing Choice of the

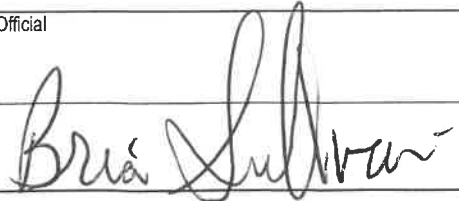
Town of Warren, RI
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

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

The PHA plan is in compliance and consistent with the Consolidated plan for the jurisdiction of the Town of Warren in the areas of affordable housing and the goals set forth.

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	Brian Sullivan	Title	Town Manager
Signature		Date	1/14/2025