

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2004 - 2008
Annual Plan for Fiscal Year 2004

NEWPORT HOUSING AUTHORITY
FY2004 AGENCY PLAN SUBMISSION
VERSION 1 – SUBMITTED TO HUD
JULY 15, 2004

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Newport Housing Authority

PHA Number: TN060

PHA Fiscal Year Beginning: (mm/yyyy) 10/2004

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2004 - 2008
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

The mission policy, or statement, of the Newport Housing Authority is to serve the citizens of Newport and Cocke County, TN by:

- Providing well maintained affordable housing in a safe environment**
- Revitalizing and maintaining neighborhoods**
- Forming effective partnerships to maximize social, educational and economic opportunities**

This mission shall be accomplished by a fiscally responsible, creative organization committed to excellence in public service.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

- PHA Goal: Increase assisted housing choices
Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

Continue public housing security improvements

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2004
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration (**tn060a01**)
- FY 2004 Capital Fund Program Annual Statement (**tn060b01**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Deconcentration Information (**tn060c01**)
- Pet Policy (**tn060d01**)
- Statement of Progress in Meeting 5-Year Mission and Goals (**tn060e01**)
- Resident Member on the PHA Governing Board (**Included in plan**)
- Membership of the Resident Advisory Board (**Included in plan**)
- Voluntary Conversion (**Included in plan**)
- Community Service Requirements (**tn060g01**)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2004 Capital Fund Program 5 Year Action Plan (**tn060f01**)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

TN37-PO60-501-03 P & E Report, dated 3/31/2004 (**tn060h01**)

TN37-PO60-502-03 P & E Report, dated 3/31/2004 (**tn060i01**)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans (There are no impediments to Fair Housing Choice)
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	eradication of pest infestation (including cockroach infestation)	
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	(list individually; use as many lines as necessary) Deconcentration Information (tn060c01)	Annual Plan

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type– Cocke County							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	670	5	3	2	1	3	1
Income >30% but <=50% of AMI	233	5	3	2	1	3	1
Income >50% but <80% of AMI	177	5	3	2	1	3	1
Elderly	203	5	3	2	1	3	1
Families with Disabilities	4	5	4	1	5	1	1
Race/Ethnicity White	783	5	3	2	1	3	1
Race/Ethnicity Black	500	5	3	2	1	3	1
Race/Ethnicity Hispanic	0	5	3	2	1	3	1
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	60		151
Extremely low income <=30% AMI	49	81.7	
Very low income (>30% but <=50% AMI)	11	18.3	
Low income (>50% but <80% AMI)	0	0.0	
Families with children	14	23.3	
Elderly families	2	3.3	
Families with Disabilities	11	18.3	
Race/ethnicity W	58	96.7	

Housing Needs of Families on the Waiting List			
Race/ethnicity B	2	3.3	
Race/ethnicity H	0	0	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	45	75.0	52
2 BR	9	15.0	67
3 BR	5	8.3	28
4 BR	1	1.7	4
5 BR	N/A	N/A	N/A
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line(**on -going**)
- Reduce turnover time for vacated public housing units (**on-going**)
- Reduce time to renovate public housing units (**on-going**)
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required (**on-going**)
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Currently more than 50% of tenant body is elderly/HC

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Completed modifications needed in public housing based on the section 504 Needs Assessment for Public Housing

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses
--

Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	854,864	
b) Public Housing Capital Fund	655,312	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	0	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
TN37-PO60-501-03	48,500	Modernization
TN37-PO60-502-03	47,978	Modernization
3. Public Housing Dwelling Rental Income		
FY2004 Dwelling Rent Only (est.)	627,650	Operations
4. Other income (list below) (est.)		
FY2004 Ex. Utilities, Non-dwelling Rent, interest, w.o. chgs., misc.	95,360	Operations
5. Non-federal sources (list below)		
Total resources	2,329,664	Operations, Modernization

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) **At time of application**

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) **Credit reports**

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office

Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

All other families

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

3 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

2 All other families

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy

- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

(4) Admissions Preferences

- a. Income targeting
- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?
- b. Preferences
1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of

application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50 (**\$50.00**)

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

1. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

When flat rent or ceiling rent is lower than 30% of adjusted income

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families
 Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments
 Yes but only for some developments
 No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments
 For all general occupancy developments (not elderly or disabled or elderly only)
 For specified general occupancy developments
 For certain parts of developments; e.g., the high-rise portion
 For certain size units; e.g., larger bedroom sizes

Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

Fair Market Rents (FMR)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

- a. What amount best reflects the PHA’s minimum rent? (select one)
- \$0
 - \$1-\$25
 - \$26-\$50
- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA’s management structure and organization.

- (select one)
- An organization chart showing the PHA’s management structure and organization is attached.
 - A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section		

8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices

Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **tn060b01**

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) **tn060f01**
- or-
- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

SEE ABOVE

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development

- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)

Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development
7. Timeline for activity:
a. Actual or projected start date of activity:
b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type:

Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment?

<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination

- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports

- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename:)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and

other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (File name)
- Provided below:

*Here are the comments and how the housing authority is going to handle these comments (**in bold**):*

1. *Free internet access to all residents at Rhea-Mims Hotel and other developments (400)
NHA is working with the University of Tennessee to provide free internet access if resident desires. Also working with DELL, Kellogg and other companies to provide financial assistance to residents wishing to buy new computers.*
2. *Boys and Girls Club
Current location at Bryant Building is not large enough to handle all children wishing to participate. NHA has applied for grants to assist in the cost to construct a new facility.*
3. *Not enough parking
NHA has added parking through the years. There is a limit to the number of parking spaces due to topography, etc. This will be looked at on an individual basis, as space and funding allow.*

4. *Neighborhood Watch*
NHA already has Neighborhood Watch in effect in most developments. This is up to individual developments. Need monthly meetings, etc. NHA will be happy to work with residents if interest is shown.
5. *Child Care*
NHA has applied for grants in the past but have not been funded. If need is shown by residents, it will be looked into. Feasibility study required.
6. *Speed bumps*
Can't install on city streets per City of Newport
7. *More police patrols*
Not feasible at this time to hire additional police officer but regular patrols in all neighborhoods are being done. NHA required to pay "training" cost up to \$5,000.
8. *Alarm at Rhea-Mims Clinic waking up residents at Rhea-Mims Hotel*
Maintenance issue – NHA to check into
9. *Security lighting (Northport)*
NHA working on this
10. *No screen doors on rear doors at 2 handicapped apartments*
NHA to install using regular maintenance funding
11. *Water ponding on sidewalk between backdoor and storage shed (Apartments 228-230) Larmie Circle*
NHA to install using regular maintenance funding; routine maintenance.
12. *New walkway down to playground (TN 60-3)*
Will be added to five-year plan or CFP 2004.
13. *water ponding behind apartments – Nutmeg Street*
NHA to install using regular maintenance funding. This was included in CFP 2004 budget.
14. *Flag at Rhea-Mims Hotel*
NHA to look into this and use operating funds.

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:

See above

- Other: (list below)

Several of the suggestions require review and discussion. They may not be feasible at this time but will be addressed at a later date.

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) **State of Tennessee**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Please refer to the Executive Summary of the Consolidated Plan for the State of Tennessee

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Definition of “Substantial Deviation” and “Significant Amendment or Modification”

The following are considered to be significant amendments or modifications:

- 1) **Changes to rent or admissions policies or organization of the waiting list**
- 2) **Additions of non-emergency work items (items not included in the current Annual Statement or 5-year Action plan) or change in use of replacement reserve funds under the Capital Fund**
- 3) **Additions of new activities not included in the current PHDEP Plan (if applicable)**
- 4) **Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities**

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

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Required Attachment: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: **Polly E. Palmer**

B. How was the resident board member selected: (select one)?

- Elected
 Appointed

C. The term of appointment is (include the date term expires): 11/15/2007

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
 the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
 Other (explain):

B. Date of next term expiration of a governing board member: 11/15/2004

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Mayor Roland Dykes, Jr.

Required Attachment: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Ben Ellenburg
Tabitha Gunter
Terry Hickson
Doak Nelon
Polly E. Palmer
Edward Brennan
Brenda Underhill

Required Attachment: Voluntary Conversion

- a. How many of the PHA's developments are subject to the Required Initial Assessments?

Seven (7)

- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

One (1)

- c. How many Assessments were conducted for the PHA's covered developments?

One, the initial assessment

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

At this time, there are no developments that are appropriate for conversion at this time

THE NEWPORT HOUSING AUTHORITY DECONCENTRATION POLICY

The Newport Housing Authority's policy to provide for deconcentration of poverty will consist of the following:

- A. Targeting: The income levels of families on the waiting list will be analyzed so that not less than 40% of admissions in any fiscal year will be families whose income does not exceed 30% of median income for the area.
- B. Income Mixing: Prior to the beginning of each fiscal year the NHA will analyze the income levels of families residing in each development to bring higher income families into lower income developments and lower income families into higher income developments.

The NHA will strive to insure that no individual development has a concentration of higher or lower income families. The NHA may skip families on the waiting list to reach other families with a lower or higher income. This will be accomplished in a uniform and non-discriminatory manner.

The NHA will affirmatively market public housing to all eligible income groups. If necessary, the NHA will determine the level of additional marketing strategies and deconcentration incentives to implement the objective of this policy.

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:
 Summary**

PHA Name: Newport Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN37-P060-501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no :)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,000			
3	1408 Management Improvements	91,468			
4	1410 Administration	2,000			
5	1411 Audit (30%)	1,620			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	3,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	47,900			
10	1460 Dwelling Structures	430,664			
11	1465.1 Dwelling Equipment—Nonexpendable	9,660			
12	1470 Non-dwelling Structures	68,000			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	655,312			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	32,195			
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Newport Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-P060-501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN37PO60001								
Col. C. T. Rhyne Homes	Door frame repairs, guttering on storage bldgs.	1450	112	22,200				
	Replace sewer lines	1460	21	53,484				
	Parking bays, 192, 194, 196, 198 Bowman Drive	1450	4	5,000				
	Survey property lines, clear brush, trim trees, debris removal	1450	LS	7,500				
	Paint exterior kitchen roof vents	1460	112	1,000				
	TOTAL			89,184				
TN37PO60002								
Dr. Dennis Branch Homes	Replace sewer lines	1460	8	20,400				
	Paint exterior kitchen roof vents	1460	8	100				
	TOTAL			20,500				
TN37PO60003								
Mayor Fred M. Valentine, Jr. Homes	Exterior doors	1460	88	20,000				
	Ranges, electric	1465.1	46	9,660				
	Sidewalk to playground	1450	LS	5,000				
	TOTAL			34,660				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Newport Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-P060-501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN37PO60004								
Myers & Runnion Homes	Fence (6' x 522')	1450	LS	3,200				
	Landscape (level, top soil) east side of main office and 202 thru 208 Nutmeg, back and South end drainage	1450	LS	3,000				
	TOTAL			6,200				
TN37PO60005								
Elizabeth S. Jones Homes	Bathrooms	1460	36	20,260				
	Replace siding, rear windows	1460	71	28,000				
	Repair two (2) cracked porch support columns (settlement)	1460	2	3,000				
	TOTAL			51,260				
TN37PO60006								
James W. Briggs	Exterior doors	1460	108	31,900				
	Clean up property lines	1450	LS	2,000				
	Boys & Girls Club new bldg.	1470	1	60,000				
	TOTAL			93,900				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Newport Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-P060-501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN37PO60007	Heaters	1460	40	21,600				
Mayor Jeanne Y. Wilson Homes	Mims Clinic building	1470	LS	0				
	Replace closet doors	1460	40	13,378				
	Install gutter guards (repair as needed)	1460	40	7,383				
	TOTAL			42,361				
TN37P060009								
Rhea-Mims Hotel bldg.	Rhea-Mims Hotel bldg. (replacement of reserves)	1460	LS	208,159				
	Roof, weather shelter over rear door	1460	LS	1,000				
	Repair rear gutter, install guards	1460	LS	1,000				
	TOTAL			210,159				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Newport Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-P060-501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406		1,000				
	VISTA Volunteers (regular and standard	1408		17,328				
	Neighborhood Watch Program (1)	1408		0				
	NHA Police Officer	1408		24,000				
	Improve Rent Collections (1)	1408		0				
	Resident Services Coordinator (1)	1408		0				
	Fringe Benefits (1) Police Officer, Mod Supervisor	1408		10,820				
	Crime/Security Equipment	1408		0				
	Sundry/Advertising	1410		2,000				
	Staff Training (as needed)	1410		0				
	MOD Supervisor	1410		34,320				
	A/E Firm, consultants	1430		3,000				
	Relocation	1495.1		0				
	Contingency	1502		0				
	Computer upgrade	1475.4		0				
	Used backhoe	1475		0				
	Replacement Reserves	1490		0				
	TCAC AmeriCorps, CCP (1)	1408		5,000				
	Audit (30%)	1411		1,620				
	Storage bins (3) @ Maint./MOD Whse. (ext.)	1470		3,000				
	Maint./MOD (metal) Whse., Stoaqe loft, partition (Wash)	1470		5,000				
	TOTAL			107,088				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Newport Housing Authority		Grant Type and Number Capital Fund Program No: TN37-P060-501-04 Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN37-PO60-001 Rhyne Homes	09/30/2006			09/30/2008			
TN37-PO60-002 Dr. Branch Homes	09/30/2006			09/30/2008			
TN37-PO60-003 Mayor Valentine Homes	09/30/2006			09/30/2008			
TN37-PO60-004 Myers & Runnion Homes	09/30/2006			09/30/2008			
TN37-PO60-005 Elizabeth Jones Homes	09/30/2006			09/30/2008			
TN37-PO60-006 James W. Briggs Homes	09/30/2006			09/30/2008			
TN37-PO60-007 Mayor Wilson Homes	09/30/2006			09/30/2008			
TN37-PO60-009 Rhea-Mims Hotel	09/30/2006			09/30/2008			
PHA-WIDE	09/30/2006			09/30/2008			

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
TN60-002 Dr. Dennis Branch Homes	8	63.3% - below the average because several individuals who were working either lost their job or quit working to avoid paying high rent; small project	See attachment tn060a01
TN60-007	40	123.9% - above the average due to the fact that 45 percent are on a fixed income (social security and/or retirement). No zero renters. 15 percent on child support	

PET POLICY**NEWPORT HOUSING AUTHORITY (NHA)**

The Newport Housing Authority has established guidelines for implementing a Pet Policy. Below is an abbreviated list. A complete Pet Policy is available upon request, at the Main Office of Newport Housing Authority.

1. Written request for pet by Head of Household required.
2. Written approval by NHA prior to housing pet.
3. Resident is required to sign Pet Lease
4. Pets must be controlled by leash, pet carrier or cage at all times. They are not permitted to be outside unattended.
5. No more than two pets per household; exceptions – 2 birds, fish aquarium of 20 gallons, maximum
6. Size of dogs – 25 inches in height and 25 lbs. (max.) Animals that assist, support or provide service to person with disabilities are exempt from this requirement.
7. No animals of aggressive disposition permitted.
8. Animals must be spayed or neutered.
9. Residents responsible for animal's proper care, including rabies vaccination.
10. Residents to clean up after pet.
11. No alterations to be made to dwelling unit – inside or outside (dwelling lease).
12. Registration of pets required with NHA.
13. Pet deposit of \$100.00.

**STATEMENT OF PROGRESS IN MEETING
5-YEAR PLAN MISSION AND GOALS**

NEWPORT HOUSING AUTHORITY (NHA)

The Newport Housing Authority's goal is to provide drug free, decent, safe and sanitary housing for eligible families and to provide opportunities and promote self-sufficiency and economic independence for the citizens of Newport and Cocke County.

In order to achieve this mission, we strive to do the following:

- Provide well maintained affordable housing in a safe environment;
 - Revitalize and maintaining neighborhoods;
 - Form effective partnerships to maximize social, educational and economic opportunities
1. The NHA has been successful in leveraging other funds to create additional housing opportunities. The Rhea-Mims Hotel project was completed in 2002 consists of 17 low-income, elderly units.
 2. The NHA continues to undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.
 3. The NHA continues to renovate public housing property. A very capable work crew, utilizing force account, is continuing to upgrade units and surrounding areas.
 4. The NHA continues to implement security measures.
 5. The Mims Clinic project, TN060-007, will be an educational, training facility with office spaces to serve low-income people in the community and specifically NHA Residents. Renovations were completed using CFP funds, etc. It was completed in April 2004.

Capital Fund Program Five-Year Action Plan**Part I: Summary**

PHA Name Newport Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: 1			
Development Number/Name/HA- Wide	Year 1 2004	Work Statement for Year 2 FFY Grant: TN37-PO60-501-04 PHA FY: 2005	Work Statement for Year 3 FFY Grant: TN37-PO60-501-05 PHA FY: 2006	Work Statement for Year 4 FFY Grant: TN37-PO60-501-06 PHA FY: 2007	Work Statement for Year 5 FFY Grant: TN37-PO60-501-07 PHA FY: 2008
	Annual Statement				
TN37-PO60-001		94,370	32,500	118,205	245,893
TN37-PO60-002		2,640	0	8,120	2,680
TN37-PO60-003		0	19,459	0	46,000
TN37-PO60-004		16,000	38,000	105,400	0
TN37-PO60-005		119,340	168,000	43,500	26,260
TN37-PO60-006		118,609	154,160	135,978	181,639
TN37-PO60-007		0	6,000	8,400	34,200
TN37-PO60-009		205,513	138,353	136,869	0
PHA-WIDE		98,840	98,840	98,840	118,840
Replacement Reserves (temp.)		0	0	0	0
CFP Funds Listed for 5-year planning		655,312	655,312	655,312	655,312

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: TN37-PO60-501-05 PHA FY: 2005			Activities for Year: <u>3</u> FFY Grant: TN37-PO60-501-06 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	TN-37-PO60-001 Col. C. T. Rhyne Homes	Refrigerators (31)	10,220	TN-37-PO60-001 Col. C. T. Rhyne Homes	Fence (6' x 833') tentatively in opr. budget	0
Annual		Replace sewer lines (33)	84,150		Replace plaster ceilings as needed	15,000
					Parking bays, use any surplus funds	0
Statement					Refrigerators (53)	17,500
		SUB-TOTAL	94,370		SUB-TOTAL	32,500
	TN37-PO60-002 Dr. Dennis Branch Homes	Refrigerators (8)	2,640	TN37-PO60-002 Dr. Dennis Branch Homes		
		SUB-TOTAL	2,640		SUB-TOTAL	0
	TN37-PO60-003 Mayor Fred M. Valentine, Jr. Homes	Reconstruct front porch (overhang), 2 BR (20) (moved to 2006)	0	TN37-PO60-003 Mayor Fred M. Valentine, Jr. Homes	Reconstruct front porch (overhang) 2 BR (20)	19,459
		SUB-TOTAL	0		SUB-TOTAL	19,459

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u> 2 </u> FFY Grant: TN37-PO60-501-05 PHA FY: 2005			Activities for Year: <u> 3 </u> FFY Grant: TN37-PO60-501-06 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual	TN37-PO60-004 Myers & Runnion Homes	Ranges (50)	10,500	TN37-PO60-004 Myers & Runnion Homes	Exterior doors (80) Elderly front only	23,500
Statement		Replace closet rods/shelves	5,500		Interior lights (50)	13,500
					Site improvements?	1,000
		SUB-TOTAL	16,000		SUB-TOTAL	38,000
	TN37-PO60-005 Elizabeth S. Jones Homes	Ranges (71)	14,910	TN37-PO60-005 Elizabeth S. Jones Homes	Cabinets (69) Kitchens Opr. budget FY 2004	0
		Refrigerators (71)	23,430		Ceilings (65)	80,000
		Heaters, including bathroom	81,000		Floor tile, Vinyl bb	88,000
		SUB-TOTAL	119,340		SUB-TOTAL	168,000
	TN37-PO60-006 James W. Briggs Homes	Boys & Girls Club	118,609	TN37-PO60-006 James W. Briggs Homes	Bathrooms (50)	29,160
					Boys & Girls Club	125,000
		SUB-TOTAL	118,609		SUB-TOTAL	154,160
		Total CFP Estimated Cost	\$			\$

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: TN37-PO60-501-05 PHA FY: 2005			Activities for Year: <u>3</u> FFY Grant: TN37-PO60-501-06 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	TN37-PO60-007 Mayor Jeanne Y. Wilson Homes			TN37-PO60-007 Mayor Jeanne Y. Wilson Homes	Gutters, downspouts, guards (2004)	0
Annual Statement					Landscaping	6,000
		SUB-TOTAL	0		SUB-TOTAL	6,000
	TN37-PO60-009 Rhea-Mims Hotel Building	Rhea-Mims Hotel Bldg.	205,513	TN37-PO60-009 Rhea-Mims Hotel Building	Rhea-Mims Hotel Bldg.	138,353
		SUB-TOTAL	205,513		SUB-TOTAL	138,353
		SUB-TOTAL			SUB-TOTAL	
	Total CFP Estimated Cost		\$			\$

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: TN37-PO60-501-05 PHA FY: 2005			Activities for Year: <u>3</u> FFY Grant: TN37-PO60-501-06 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PHA-WIDE	Operations (1406)	1,000	PHA-WIDE	Operations (1406)	1,000
		VISTA Volunteers	13,000		VISTA Volunteers	13,000
		Neighborhood Watch Program (1)	0		Neighborhood Watch Program (1)	0
		PHA Police Officer	24,000		PHA Police Officer	24,000
		Improve Rent Collections (1)	0		Improve Rent Collections (1)	0
		Resident Services Coordinator (1)	0		Resident Services Coordinator (1)	0
		Fringe Benefits (2) Police Officer, Mod supervisor	10,820		Fringe Benefits (2) Police Officer, Mod supervisor	10,820
		Crime/Security Equipment, Resident Council	0		Crime/Security Equipment, Resident Council	0
		Sundry/Advertising	5,000		Sundry/Advertising	5,000
		Staff Training (as needed)	1,000		Staff Training (as needed)	1,000
		Mod Supervisor	34,320		Mod Supervisor	34,320
		A/E Firm	3,000		A/E Firm	3,000
		Audit (30%)	1,700		Audit (30%)	1,700
		Contingency	0		Contingency	0
		Replacement Reserves	0		Replacement Reserves	0
		TCAC AmeriCorps, CCP (1)	5,000		TCAC AmeriCorps, CCP (1)	5,000
		SUB-TOTAL	98,840		SUB-TOTAL	98,840
Total CFP Estimated Cost						

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year : <u>4</u> FFY Grant: TN37-PO60-501-07 PHA FY: 2007			Activities for Year: <u>5</u> FFY Grant: TN37-P060-501-08 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
TN37-PO60-001 Col. C. T. Rhyne Homes	Pressure grouting foundation or stabilization (2008)	0	TN37-PO60-001 Col. C. T. Rhyne Homes	Pressure grouting foundation	134,157
	Replace plaster ceilings as needed	11,005		Replace sewer lines (29)	74,016
	Front porch receptacles	1,200		Replace eld./HC AC (21)	0
	Replace interior doors – BR (246) and closet doors	55,600 50,400		Interior light fixtures	37,520
	Replace sewer lines (29) (2008)				
	SUB-TOTAL	118,205		SUB-TOTAL	245,693
TN37-PO60-002 Dr. Dennis Branch Homes	Replace BR interior doors (20) and closet doors	4,520 3,600	TN37-PO60-002 Dr. Dennis Branch Homes	Interior light fixtures Replace eld./HC AC (3)	2,680 0
	SUB-TOTAL	8,120		SUB-TOTAL	2,680
TN37-PO60-003 Mayor Fred M. Valentine, Jr. Homes	Re roof (46) (2008)		TN37-PO60-003 Mayor Fred M. Valentine, Jr. Homes	Replace eld./HC AC (6) Roofing (46)	0 46,000
	SUB-TOTAL	0		SUB-TOTAL	46,000
	Total CFP Estimated Cost	\$			\$

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year :_4__ FFY Grant: TN37-PO60-501-07 PHA FY: 2007			Activities for Year: _5__ FFY Grant: TN37-PO60-501-08 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
TN37-PO60-004 Myers & Runnion Homes	Pressure grout foundation or stabilization	55,400	TN37-PO60-004 Myers & Runnion Homes	Fence (6' X522') Opr. budget tentatively	0
	Re roof (50)	50,000		Replace eld./HC AC (22)	
	SUB-TOTAL	105,400		SUB-TOTAL	0
TN37-PO60-005 Elizabeth S. Jones Homes	Storage buildings (29)	43,500	TN37-PO60-005 Elizabeth S. Jones Homes	Bathrooms (36) BR lights (120) 71 units	20,260 6,000
	Windows (71) (2004)	0		Replace eld./HC AC (37)	0
	SUB-TOTAL	43,500		SUB-TOTAL	26,260
TN37-PO60-006 James W. Briggs Homes	Boys & Girls Club	135,978	TN37-PO60-006 James W. Briggs Homes	Boys & Girls Club	151,639
				Replace eld./HC AC (28) Add blown fiberglass attic	0 30,000
	SUB-TOTAL	135,978		SUB-TOTAL	181,639
Total CFP Estimated Cost		\$			\$

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year :_4__ FFY Grant: TN37-PO60-501-07 PHA FY: 2007			Activities for Year: _5__ FFY Grant: TN37-PO60-501-08 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA-WIDE	Operations (1406)	1,000	PHA-WIDE	Operations (1406)	1,000
	VISTA Volunteers	13,000		VISTA Volunteers	13,000
	Neighborhood Watch Program (1)	0		Neighborhood Watch Program (1)	0
	PHA Police Officer	24,000		PHA Police Officer	24,000
	Improve Rent Collections (1)	0		Improve Rent Collections (1)	0
	Resident Services Coordinator (1)	0		Resident Services Coordinator (1)	0
	Fringe Benefits (2) Police Officer, Mod supervisor	10,820		Fringe Benefits (2) Police Officer, Mod supervisor	10,820
	Crime/Security Equipment, Resident Council	0		Crime/Security Equipment, Resident Council	0
	Sundry/Advertising	5,000		Sundry/Advertising	5,000
	Staff Training (as needed)	1,000		Staff Training (as needed)	1,000
	Mod Supervisor	34,320		Mod Supervisor	34,320
	A/E Firm	3,000		A/E Firm	3,000
	Audit (30%)	1,700		Audit (30%)	1,700
	Contingency	0		Contingency	0
	Replacement Reserves	0		Replacement Reserves	0
	TCAC AmeriCorps, CCP (1)	5,000		TCAC AmeriCorps, CCP (1)	5,000
				New truck, MOD Supv..	20,000
	SUB-TOTAL	98,840		SUB-TOTAL	118,840
Total CFP Estimated Cost					

**IMPLEMENTATION OF PUBLIC HOUSING RESIDENT COMMUNITY
SERVICE REQUIREMENTS**

NEWPORT HOUSING AUTHORITY (NHA)

The Newport Housing Authority has established guidelines for implementing the Community Service Requirement. Below is an abbreviated list. A complete Community Service Policy is available upon request, at the Main Office of Newport Housing Authority.

1. Notification

Resident’s file is checked to see if they are exempt from completing this requirement. If it appears that they are not exempt, a notice is sent to the resident requesting further information. If, after receiving additional information, the resident is not exempt, they are given a list of Community Service options.

2. Community Service Options

List includes, but is not limited to:

- | | |
|-------------------------------|----------|
| NHA Resident Council (NHARAC) | Churches |
| Bread Basket | Schools |
| Gentle Touch Ministries | NHA |
| Other non-profit agencies | |

3. Community Service Reporting

The NHA gives resident a list of Community Service Options that meet the requirement. Resident is responsible for selecting an activity and fulfilling their eight (8) hour per month requirement. Resident is given a form to be filled out monthly and turned back in to the NHA.

4. Failure to Comply

If Resident fails to comply, they are given two opportunities to complete their compliance with this requirement. If no attempt has been made to fulfill this requirement, the Resident is in violation of their lease; and the lease will not eligible for renewal at the scheduled re-examination time.

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:
 Summary**

PHA Name: Newport Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN37-P060-501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no :) No. 1 Revision A (in-house or fungibility)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/04	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0	906	1,000	0
3	1408 Management Improvements	47,230	34,730	34,730	5,517.36
4	1410 Administration	36,320		36,320	7,276.99
5	1411 Audit (30%)	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	3,000	4,460	3,543	4,459.50
8	1440 Site Acquisition	0			
9	1450 Site Improvement	18,800	13,446	4,800	4,245.94
10	1460 Dwelling Structures	429,685	322,560	287,060	209,006.69
11	1465.1 Dwelling Equipment—Nonexpendable	0	0		
12	1470 Non-dwelling Structures	143,990	114,991	111,460	85,672.52
13	1475 Non-dwelling Equipment	0	15,000	15,000	15,000.00
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	5,000	4,000	4,000	0
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	684,025	546,413	497,913	331,179.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Newport Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-P060-501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN37PO60001								
Col. C. T. Rhyne Homes	Paint or mark apt. parking spaces with numbers	1450	112	6,000	0			pending
	Pressure grouting foundation; brick walls, repair/replace; foundation reinforcement	1460	as needed	56,100	41,100	41,100	0	pending
	Replace plaster ceilings	1460	As needed	15,000	0	5,000	0	as needed
	Lead-Based paint abatement	1460	59 readings	14,655		14,655	9,006.69	on going
	Replace sewer lines	1460	12	44,360	29,360			pending
	TOTAL			136,115	85,115	60,755	9,006.69	
TN37PO60002								
Dr. Dennis Branch Homes	Lead-Based paint abatement	1460	2 readings	505		505	0	on going
	TOTAL			505		505		
TN37PO60003								
Mayor Fred M. Valentine, Jr. Homes	Replace closet rods & shelves (DEFERRED)	1460	46 units	5,060	0			deferred
est. \$3,700	Replace bathroom heaters	1460	56	3,640			0	pending
	Sewer repairs (655 Lamons, 236-238 Larmie)	1460	3	7,500			0	pending
	TOTAL			16,200	11,140			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Newport Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-P060-501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN37PO60004								
Myers & Runnion Homes	Pressure grouting foundation; brick walls, repair/replace; foundation reinforcement	1460	as needed	25,800		25,800	0	pending
	Replace closet rods & shelving (DEFER)	1460	50	5,500	0			deferred
	TOTAL			31,300	25,800	25,800		
TN37PO60005								
Elizabeth S. Jones Homes	Paving metal warehouse driveway	1450	LS	8,000	9,200	0	0	pending
	Chain link fence around warehouse	1450	LS	4,800	4,246	4,800	4,245.94	complete
	Storage Buildings (DEFER)	1460	20	21,000	0			deferred
	Replace exterior faucets (DEFER)	1460	142	4,040	0			deferred
	Metal warehouse improvements interior & exterior	1470	LS	33,530	19,414	10,000	10,318.49	on going
	Security alarm system for metal warehouse	1470	LS	1,460	1,672	1,460	1,671.90	complete
	TOTAL			72,830	34,532	16,260	16,236.33	
TN37PO60006								
James W. Briggs								
	TOTAL			0				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Newport Housing Authority		Grant Type and Number				Federal FY of Grant: 2003		
		Capital Fund Program Grant No: TN37-P060-501-03						
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN37PO60007	Closet doors (DEFER)	1460	40 units	13,378	0			deferred
Mayor Jeanne Y. Wilson Homes	Mims Clinic building	1470	LS	100,000	93,905	100,000	73,682.13	
	TOTAL			113,378	93,905	100,000	73,682.13	
TN37P060008	Rhea-Mims Hotel bldg.	1460		213,146	200,000	200,000	200,000.00	complete
	TOTAL			213,146	200,000	200,000	200,000.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Newport Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-P060-501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406		0	906	1,000	0	pending
	VISTA Volunteer (DEFER)	1408		12,500	0			deferred
	Neighborhood Watch Program (1)	1408		0				
	NHA Police Officer	1408		24,000		24,000	3,742.48	
	Improve Rent Collections (1)	1408		0				
	Resident Services Coordinator (1)	1408		0				
	Fringe Benefits (1) Police Officer, Mod Supervisor	1408		10,730		10,730	1,774.88	
	Crime/Security Equipment	1408		0				
	Sundry/Advertising	1410		2,000		2,000	1,256.93	On-going
	Staff Training (as needed)	1410		0				
	MOD Supervisor	1410		34,320		34,320	6,020.06	On-going
	A/E Firm, consultants	1430		3,000	4,460	3,543	4,459.50	On-going
	Relocation	1495.1		5,000	4,000	4,000	0	pending
	Contingency	1502		0				
	Computer upgrade	1475.4		0				
	Used backhoe or new	1475		0	15,000	15,000	15,000.00	
	Replacement Reserves	1490		0				
	Main Office roof (Done)	1470		9,000	0			Done
	TCAC AmeriCorps, CCP (1)	1408		0				
	Audit (30%)	1411		0				
	TOTAL			100,550	95,416	94,593	32,253.85	
	GRAND TOTAL					497,913	331,179.00	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Newport Housing Authority		Grant Type and Number Capital Fund Program No: TN37-P060-501-03 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN37-PO60-001 Rhyne Homes	06/30/2005			12/31/2006			
TN37-PO60-002 Dr. Branch Homes	06/30/2005			12/31/2006			
TN37-PO60-003 Mayor Valentine Homes	06/30/2005			12/31/2006			
TN37-PO60-004 Myers & Runnion Homes	06/30/2005			12/31/2006			
TN37-PO60-005 Elizabeth Jones Homes	06/30/2005			12/31/2006			
TN37-PO60-006 James W. Briggs Homes	06/30/2005			12/31/2006			
TN37-PO60-007 Mayor Wilson Homes	06/30/2005			12/31/2006			
TN37-PO60-008 Rhea-Mims Hotel	06/30/2005			12/31/2006			
PHA-WIDE	06/30/2005			12/31/2006			

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:
 Summary**

PHA Name: Newport Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN37-P060-502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no :) No. 1 Revision A (in-house or fungibility)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/04	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0			
3	1408 Management Improvements	5,000			
4	1410 Administration	0		0	0
5	1411 Audit (30%)	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	82,978		40,000	0
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Non-dwelling Structures	0			
13	1475 Non-dwelling Equipment	12,500	14,794	12,500	0
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	1,000	4,313	1,000	0
18	1499 Development Activities	0			
19	1501 Collaterization or Debt Service	0			
20	1502 Contingency	7,421	1,814	7,421	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	108,899	108,899	60,921	0
22	Amount of line 21 Related to LBP Activities	26,000	29,313		
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Newport Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-P060-502-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN37PO60001								
Col. C. T. Rhyne Homes	Lead-Based abatement expenditures (additional)	1460	47	25,000		25,000	0	Pending
	Foundation reinforcement (additional)	1460	As needed	15,000		15,000	0	Pending
	Replace sewer lines (additional)	1460	6	15,000		0	0	Pending
	TOTAL			55,000				
TN37PO60002								
Dr. Dennis Branch Homes	Lead-Based abatement expenditures (additional)	1460	2	Included in cost for TN60-001				
TN37PO60003								
Mayor Fred M. Valentine, Jr. Homes	Replace closet rods & shelves	1460	46 units	5,060		0	0	Pending
	TOTAL			5,060				
TN37PO60004								
Myers & Runnion Homes	Replace closet rods & shelving	1460	50	5,500		0	0	Pending
	TOTAL			5,500				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Newport Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-P060-502-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN37PO60005								
Elizabeth S. Jones Homes	Replace exterior faucets	1460	142	4,040		0	0	Pending
	TOTAL			4,040				
TN37PO60006								
James W. Briggs								
	TOTAL			0				
TN37PO60007	Replace closet doors (reinstated)	1460	40 units	13,378		0	0	Pending
Mayor Jeanne Y. Wilson Homes	Mims Clinic computers (training center)	1475	9	9,000	8,540	9,000	0	Pending
	Mims Clinic furniture (tables, chairs, computer desks)	1475	10 30 9	3,500	6,254	3,500	0	Pending
	TOTAL			25,878	28,172			
PHA-Wide	Contingency	1502		7,421	1,814	7,421	0	Pending
	AmeriCorp Com. Care Program (2 nd), TCAC	1408	1	5,000		0	0	Pending
	Relocation for LBP abatement (Additional)	1495.1	49	1,000	4,313	1,000	0	Pending
	TOTAL			13,421	11,127			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Newport Housing Authority		Grant Type and Number Capital Fund Program No: TN37-P060-502-03 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN37-PO60-001 Rhyne Homes	02-13-2006			02-13-2008			
TN37-PO60-002 Dr. Branch Homes	02-13-2006			02-13-2008			
TN37-PO60-003 Mayor Valentine Homes	02-13-2006			02-13-2008			
TN37-PO60-004 Myers & Runnion Homes	02-13-2006			02-13-2008			
TN37-PO60-005 Elizabeth Jones Homes	02-13-2006			02-13-2008			
TN37-PO60-006 James W. Briggs Homes	02-13-2006			02-13-2008			
TN37-PO60-007 Mayor Wilson Homes	02-13-2006			02-13-2008			
TN37-PO60-009 Rhea-Mims Hotel	02-13-2006			02-13-2008			
PHA-WIDE	02-13-2006			02-13-2008			