

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

**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: The Housing Authority of the City of Newport, Rhode Island

PHA Number: RI005

PHA Fiscal Year Beginning: 04/2005

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)
Newport Resident Council Administration Office

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 2005 - 2009
[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)
To provide decent, safe, sanitary and affordable housing and to promote homeownership, economic development, economic self-sufficiency for public housing residents and a living environment free from discrimination and crime.

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)
HACN's five-year strategy focuses on
 - preservation and improvements to all of our developments
 - staffing for meeting future needs related to HOPE VI revitalization in relation to the reduction of public housing units
 - development of off-site housing to meet the community needs and challenges for affordable units
 - Authority-wide expense reporting that will lead to project-based budgeting and cost efficiencies

- enhanced CSS programming to address challenges of residents of HOPE VI
- form collaborations with service providers that address the needs of our aged population
- homeownership opportunities for families in the community

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) 86
- Improve voucher management: (SEMAP score) 100
- 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: As part of the HOPE VI Revitalization Program
- 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)
 1. Achieve a more mixed-income population by encouraging and supporting activities to increase the incomes of present residents. The focal point for this strategy is the Community and Supportive Services of the HOPE VI program.
 2. Continue outreach into neighborhoods of our Public Housing development with resident services, maintenance, management, police and HOPE VI services.

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)

Ensure suitable accessible housing for elderly applicants.

Other PHA Goals and Objectives: (list below)

1. Off-site replacement housing
2. Master Plan for Chapel Terrace and Donovan Manor followed in later years by a Master Plan for Park Holm
3. Energy conservation program
4. Review Administrative plans and policies
5. Cost Center budgeting

Annual PHA Plan
PHA Fiscal Year 2005
[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.

The Annual Plan for FY 2005 targets three broad areas of focus that are the same as in FY 2004.

2. Addressing critical problems related to the physical condition of its aging, obsolete housing stock and implementing sound asset management principals to control the HACN's real property inventory
3. Work to realize a resident population that is stable and supported in its desires to gain economic self-sufficiency
4. Continue the review and revision to administrative, operating and management policies to reflect current conditions and to ensure conformance with QHWRA and other pertinent federal, state and local regulations.

The above objectives will be addressed in specific areas of activity in addition to the HACN's ongoing operation:

2. The Authority submitted an application, and received an award for funding under the HOPE VI program. The application targets functionally obsolete apartment units in Tonomy Hill. The plan calls for the phased demolition of all units and the construction of new, mixed-income, rental, and homeownership units on that site including units affordable to low-income families. During this next period we will start Phase II demolition and construction. Additionally, the HACN and developer will submit the application for funding Phase III. The HACN will also project-base 20 percent of its Section 8 vouchers and work in cooperation with the Rhode

Island Housing and Mortgage Finance Corporation to project-base additional Section 8 units to further our goal of deconcentration of low-income families in the city's north end. The revitalization strategy reflects a continued commitment of the HACN to address conditions at its most problematic development.

2. The Authority will continue a comprehensive review of its administrative, operating and management policies in FY 2005. The Authority will convene a series of workshops involving Commissioners, residents and staff to look at such issues as community service, financial budgets and downsizing of the Authority as a result of the HOPE VI redevelopment.
3. The HACN intends to apply for an extension for the designation of their Allocation Plan that affects Donovan Manor. The request for extension will be to designate Donovan Manor for elderly applicants and occupancy as well as near-elderly, ages 55 or older, to apply and be eligible to occupy Donovan Manor. It also includes the physically challenged, disabled population which is no change to the current designation.
4. The HACN is seeking a three-year extension to the previously HUD approved Transitional Housing Program recognized as Winslow Place, eight apartments available to a contractor that will provide transitional housing programs and supportive services to families that meet their criteria and need.
5. The HACN advertised and awarded a contract to develop a Master Plan for the Donovan Manor, Chapel Terrace and Edgar Court area. The purpose of this master planning work is to develop a concept plan for near term improvements and to develop one or more redevelopment concepts that might guide potential longer term major revitalization efforts.
6. The HACN received funds to install a Computer Learning Center at our resident services facility. Its goal is to provide computer learning to our families with the objective to provide computer availability and assistance in their educational needs.
7. The HACN is committed to a Housing Replacement Program which provides opportunities to families interested in homeownership. The HACN will move forward by working with community partners to begin developing more units starting with 6 - 10 units in limited equity co-op on HACN land in FY 2005.
8. The HACN initiated a program several years ago designed to engage residents to keep the property free of debris and work toward better trash disposal. The program, recognized as "Keep it Clean", was expanded this year with our "Road Show" effort. This ten week program was designed to bring staff from administration, management, maintenance, resident services, HOPE VI, CSS, and

Community Police Officer departments, along with representatives from the Newport Resident Council to each neighborhood of the HACN. Its mission was to meet with our residents in their neighborhood and discuss a variety of topics including responsibilities, services and safety directly affecting their community.

9. The HACN's Maintenance Department continues with a summer employment program hiring four youth residing in our developments to learn maintenance skills. They received hands-on training in the ten-week program. The program assisted them in financial management and with setting up bank accounts at a local bank.
10. The HACN scheduled monthly board meetings at different locations allowing residents and the general public to attend. The locations being used are the Florence Gray Center, Park Holm Senior Center and Donovan Manor.
11. The HACN will continue ongoing activities with residents of Tonomy Hill and participants of the CSS component of HOPE VI in determining programs tailored for individuals. Such programming may lead to Authority-wide implementation.
12. The HACN will explore funding sources for demolition of Phase V of its Tonomy Hill revitalization efforts.
13. The HACN will address opportunities and plan for residents and applicants to participate in a Section 8 Homeownership Program. This initiative will include developing an approved Administrative Plan for such a program.

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:

- | | | |
|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> | Attachment A | Deconcentration and Income Mixing (ri005a02) |
| <input checked="" type="checkbox"/> | Attachment B | FY 2002 CFP Annual Statement (ri005b02) |
| <input checked="" type="checkbox"/> | Attachment C | FY 2003 CFP Annual Statement (ri005c02) |
| <input checked="" type="checkbox"/> | Attachment D | FY 2003 CFP Annual Statement (ri005d02) |
| <input checked="" type="checkbox"/> | Attachment E | FY 2003 CFP Annual Statement (ri005e02) |
| <input checked="" type="checkbox"/> | Attachment F | FY 2004 CFP Annual Statement (ri005f02) |
| <input checked="" type="checkbox"/> | Attachment G | FY 2004 CFP Annual Statement (ri005g02) |
| <input checked="" type="checkbox"/> | Attachment H | FY 2005 CFP Annual Statement (ri005h02) |
| <input checked="" type="checkbox"/> | Attachment I | FY 2005 CFP Annual Statement (ri005i02) |
| <input checked="" type="checkbox"/> | Attachment J | Pet Policy (ri005j02) |
| <input checked="" type="checkbox"/> | Attachment K | Project Based Voucher Program (ri005k02) |
| <input checked="" type="checkbox"/> | Attachment L | Resident Members of the PHA Governing Board
(ri005l02) |
| <input checked="" type="checkbox"/> | Attachment M | Membership of the Resident Advisory Board (ri005m02) |
| <input checked="" type="checkbox"/> | Attachment N | Statement of Progress in Meeting the Mission and Goals
Outlined in Current 5-Year Plan (ri005n02) |
| <input checked="" type="checkbox"/> | Attachment O | Community Service & Economic Self-Sufficiency
Policy (ri005o02) |
| <input type="checkbox"/> | Most recent board-approved operating budget (Required Attachment for PHAs
that are troubled or at risk of being designated troubled ONLY) | |

Optional Attachments:

- | | | |
|-------------------------------------|--|---|
| <input checked="" type="checkbox"/> | Attachment P | PHA Management Organizational Chart (ri005p02) |
| <input checked="" type="checkbox"/> | Attachment Q | FY 2005 CFP 5-Year Action Plan (ri005q02) |
| <input checked="" type="checkbox"/> | Attachment R | FY 2005 CFP 5-Year Action Plan (ri005r02) |
| <input checked="" type="checkbox"/> | Attachment S | Newport Resident Council (RAB) Comments (ri005s02) |
| <input checked="" type="checkbox"/> | Attachment T | Newport Housing Authority Responses to RAB
Comments (ri005t02) |
| <input type="checkbox"/> | Public Housing Drug Elimination Program (PHDEP) Plan | |
| <input type="checkbox"/> | Other (List below, providing each attachment name) | |

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
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
X	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 checked="" 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 checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" 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 eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" 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
	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
X	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
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	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
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency

	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	RASS Follow-Up Plans	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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Pet Policy	Attachment J
X	Statement of Progress in Meeting Mission Goals in Current 5-Year Plan	Attachment N
X	Community Service & Economic Self-Sufficiency Policy	Attachment O
X	Reasonable Accommodation Policy	
X	Wading Pool Policy	

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							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	2838	5	5	5	5	5	5
Income >30% but <=50% of AMI	2003	3	3	3	3	3	3
11Income >50% but <80% of AMI	3093	3	3	3	3	3	3
Elderly	1832	5	5	5	5	4	4
Families with Disabilities	n/a						

African American	964	5	5	5	5	5	5
Hispanic	443	5	5	5	5	5	5
American Indian	92	5	5	5	5	5	5
Asian	171	5	5	5	5	5	5

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 - 2005
- 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	68		
Extremely low income <=30% AMI	63	93	
Very low income (>30% but <=50% AMI)	5	8	

Low income (>50% but <80% AMI)	0	0	
Families with children	20	30	
Elderly families	20	30	
Families with Disabilities	18	27	
White	34	50	
African American	14	21	
American Indian	0	0	
Asian	0	0	
Hispanic	20	30	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	40	59	
2 BR	14	21	
3 BR	6	9	
4 BR	5	8	
5 BR	-	-	
5+ BR	3	5	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 30			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" 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 checked="" type="checkbox"/> Yes - elderly and disabled developments			

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)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- 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	20		0
Extremely low income <=30% AMI	18		
Very low income (>30% but <=50% AMI)	2		
Low income (>50% but <80% AMI)	0		
Families with children	15		
Elderly families	0		
Families with Disabilities	4		
White	7		
African American	6		
American Indian			
Asian	5		
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? 43

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes - HOPE VI

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
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- 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
- 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)

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)

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)
Review of Administrative Policies to occur during the year

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 2005 grants)		
a) Public Housing Operating Fund	2,813,736	
b) Public Housing Capital Fund	2,330,667	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	4,359,558	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
RI43P005501-04 CFP	2,173,500	PH Operations

RI43P005501-03 CFP	264,765	PH Operations
RI43P005502-03 CFP	205,668	PH Operations
RI43URD005I102 HOPE VI	9,438,297	Revitalization
RI43URD005N102 HOPE VI	128,047	Revitalization
11B Refinance Program	625,000	Development
3. Public Housing Dwelling Rental Income	2,568,821	PH Operations
4. Other income (list below)	178,194	PH Operations, S8
Investment	70,000	PH Operations, S8
Transitional Housing Program	28,750	PH Operations
4. Non-federal sources (list below)		
State of Rhode Island	35,000	security & elderly services
City of Newport	3,345	elderly services
Total resources	25,223,348	

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) When families apply for housing, all necessary credit reviews, interviews and reference checks are initiated promptly. Determination is made upon receipt of information, typically within 15 days 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)

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? 1

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? 3 (Public Housing, Section 8, Newport Heights)

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)
Documented hardships; give first preference to long-term residents to limit resident turnover
- 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)

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.

1 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 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)

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 (See Attachment A (ri005a02))

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)
Provision of Social Security identification, citizenship or immigration status. One-Strike Policy, outstanding debt owed to Newport Housing Authority, any other PHA or Section 8 Program.
- 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)
Previous address, changes in tenant rent, rental payment history with tenant approval, HQS inspection, forwarding address.

(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)
Date/Time

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.

1 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)
HOPE VI

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)
Through HOPE VI outreach

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

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?

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

0 bedroom	\$350	3 bedroom	\$600	5 bedroom	\$800
1 bedroom	400	4 bedroom	750	6 bedroom	900
2 bedroom	500				

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)
Court ordered child support

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)

Interim re-examinations would only be conducted when that would result in a lower rent obligation and only at the written request of the resident.

- 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)
Market Rent Study performed by local real estate appraisal company

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)
Tight housing market

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. Attachment P (ri005p02)
- 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	173	0
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)		
HOPE VI Program	as needed	0
Elderly Service Coordinator	350	20

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)

Warehouse and Inventory Control Operating Procedures for Newport Housing Authority Maintenance Operations; Operation, Inspection and Maintenance Plan; Master Metered Natural Gas Distribution Systems; Admissions and Continued Occupancy Policy

(2) Section 8 Management: (list below)

Newport Housing Authority Rental Assistance Administration Plan, HQS booklet

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:

Procedures conform to requirements of State law. Policy reviewed in a workshop meeting between Commissioners, staff and members of the Board of Tenant Affairs. Issues included Board of Tenant Affairs training, timeliness of notices and prompt rendering of decisions.

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)
Public Housing cases heard by State mandated Board of Tenant Affairs

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:
Cases are heard by Newport Housing Authority staff Hearing Officer. Any appeals would be through court procedures.

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 Statements are provided as attachments to the PHA Plan at Attachment B (ri005b02); Attachment C (ri005c02); Attachment D (ri005d02); Attachment E (ri005e02); Attachment F (ri005f02); Attachment G (ri005g02); Attachment H (ri005h02); Attachment I (ri005i02)

-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 Plans are provided as attachments to the PHA Plan at Attachment Q (ri005q02) and Attachment R (ri005r02)

-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)

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: Tonomy Hill
2. Development (project) number: RI 5-3
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:
Tonomy Hill

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:
HACN hired consultant to develop a Master Plan for its Donovan Manor, Chapel Street, Edgar Court and Chapel Terrace developments that includes additional homeownership opportunities on Authority land.

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: Tonomy Hill			
1b. Development (project) number: RI 5-3			
2. Activity type: Demolition <input checked="" type="checkbox"/>			
Disposition <input checked="" type="checkbox"/>			
3. Application status (select one)			
Approved <input checked="" type="checkbox"/>	Phase I Demo	64 units	5/17/02
	Phase I Dispo	64 "	5/17/02
	Phase II Demo	102 units	2/14/03
	Phase II Dispo	102 "	2/14/03
	Phase II Demo	4 "	3/13/02
	Phase II Dispo	4 "	3/13/02
	Phase II Demo	12 "	1/20/04
	Phase II Dispo	12 "	7/01/04
	Phase III Demo	91 "	1/20/04
	Phase IV Demo	100 "	1/20/04
Submitted, pending approval <input type="checkbox"/>			
Planned application <input checked="" type="checkbox"/>	Phase III Dispo	91 units	11/15/04
4. Date application approved, submitted, or planned for submission: see above			
5. Number of units affected: 373	Phase I:	64 units	
	Phase II:	118 "	
	Phase III:	91 "	
	Phase IV:	100 "	
6. Coverage of action (select one)			
<input checked="" 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:			
	<u>Start</u>	<u>End</u>	
Phase I:	Nov. 2002	Feb. 2004	
Phase II:	Aug. 2003	Sept. 2006	
Phase III:	July 2004	Mar. 2007	
Phase IV:	July 2005	Aug. 2008	

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: Donovan Manor 1b. Development (project) number: RI 5-5
2. Designation type: Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: 16/01/1998
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?

6. Number of units affected: 85
7. Coverage of action (select one)
- Part of the development - Of the 3 elderly developments, only Donovan Manor was
- Total development affected by the change

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)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- 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)

- Units addressed in a pending or approved demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- 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)
Eligibility for CSS vouchers for HOPE VI residents actively participating in the On The Move family self-sufficiency program

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)
ESC	350	Occupancy	Donovan Manor	Public Housing
ESL	8	Program eligible	Sullivan School/FMG	" "
GED	20	" "	" " "	" "
CODAC III	50	Referrals	FMG Center	" "
Child Care (Even Start)	10	"	E. Bay CDC	" "
Boys & Girls Club	70	Program eligible	" "	" "
Park Holm Senior Center	20	" "	Park Holm Sr. Center	" "

Newport Resident Council	887	Program eligible	One Park Holm	Public Housing
About Face Program	24	" "	FMG Center	PH & others
Women Working for Change	6	Voluntary	FMG Center	PH/S8/HOPE VI
On The Move Program	257	TH Occupancy	FMG Center	HOPE VI residents
Neighborhood Networks Center	75	Voluntary	FMG Center	HOPE VI/PH residents

(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)
Security questions were included as part of a separate survey. Similar questions are routinely included in other surveys.

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

Park Holm, Chapel Terrace, Tonomy Hill

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)
Monthly meetings will be held with residents, staff, local police and social service agencies to address safety issues.

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

Park Holm, Chapel Terrace, Tonomy Hill

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)
At Resident Advisory Board suggestion, Newport Housing Authority will work with judicial departments, court system and legal services to keep out persons who are on probation and other criminal elements.

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

Park Holm, Chapel Terrace, Tonomy Hill

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 S (ri005s02)
 - Provided below:
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 responded to comments at Attachment T (ri005t02)
List changes below:
 - Other: (list below)

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

D. Other Information Required by HUD

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

Most recently issued PHAS score of Newport Housing Authority is 86%, Standard Performer.

Attachments

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

Attachment A	Deconcentration and Income Mixing
Attachment B	FY 2002 CFP Annual Statement
Attachment C	FY 2003 CFP Annual Statement
Attachment D	FY 2003 CFP Annual Statement
Attachment E	FY 2003 CFP Annual Statement
Attachment F	FY 2004 CFP Annual Statement
Attachment G	FY 2004 CFP Annual Statement
Attachment H	FY 2005 CFP Annual Statement
Attachment I	FY 2005 CFP Annual Statement
Attachment J	Pet Policy
Attachment K	Project Based Voucher Program
Attachment L	Resident Members of the PHA Governing Board
Attachment M	Membership of the Resident Advisory Board
Attachment N	Statement of Progress in Meeting the Mission and Goals Outlined in Current 5-Year Plan
Attachment O	Community Service & Economic Self-Sufficiency Policy
Attachment P	PHA Management Organization Chart
Attachment Q	FY 2005 CFP 5-Year Action Plan
Attachment R	FY 2005 CFP 5-Year Action Plan
Attachment S	Newport Resident Council (RAB) Comments
Attachment T	Newport Housing Authority Responses to RAB Comments

ATTACHMENT A (ri005a02)

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)]
Tonomy Hill	219	see below	
Chapel Terrace	68	" "	

Explanations:

Tonomy Hill:

This property was awarded a HOPE VI grant in March, 2003. The revitalization began shortly thereafter with the recent occupancy of the first of five phases completed. Relocation of the residents in Phase II and some of Phase III from Tonomy Hill has also been completed. Thirty percent of those households chose to relocate to Park Holm and ten percent chose to relocate to Chapel Terrace. The average income for households in each of the unit sizes is less than the average income from the previous year as reported. However, any resident in Tonomy Hill in the next phases of HOPE VI will have a choice of relocating to either Park Holm, which has an average income higher and within the 85/115% income range, or to Chapel Terrace where the average income for the development is slightly higher than the 115% ERI.

Chapel Terrace:

Twenty percent of all households are residents who chose to be relocated to Chapel Terrace from Tonomy Hill. These thirteen households have an average monthly income of \$1,121.64 which contributed to the overall average development income increasing to just above the 115% of ERI. It is expected that as relocation is completed in future phases of the Tonomy Hill HOPE VI efforts the average income for Chapel Terrace will meet the 85/115% ERI range. The previous Tonomy Hill residents now residing in Chapel Terrace have an average monthly income of \$119.27 above last year's development average income for Chapel Terrace.

Note: Tonomy Hill will become a mixed-income development as a result of HOPE VI. Looking at the Authority's two other family developments together, both average incomes fall within the 85/115% ERI range.

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/04				<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	200,000		200,000	200,000
3	1408 Management Improvements	335,500		335,500	335,500
4	1410 Administration	222,700	231,942	231,942	66,063
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	11,569	2,327	2,327	2,327
8	1440 Site Acquisition				
9	1450 Site Improvement	322,206		322,206	107,417
10	1460 Dwelling Structures	1,468,340		1,468,340	127,588
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,071		5,071	5,071
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,565,386	234,269	2,565,386	843,966
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	210,000		210,000	210,000
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: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
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	
RI 5-5A	Unit conversion	1460	18	37,949		37,949	37,949	complete
Donovan Manor	Relocation	1495	14	5,071		5,071	5,071	complete
	Sub total			43,020		43,020	43,020	
HA-Wide	Security program	1408		210,000		210,000	210,000	complete
Management	Resident employment	1408		125,500		125,500	125,500	complete
Improvements	Sub total			335,500		335,500	335,500	
RI 5-3	New units - Phase I	1460	1	89,639		89,639	89,639	complete
Tonomy Hill	Site improvements - Phase I	1450		322,206		322,206	107,417	ongoing
	Phase II units	1460		1,340,752		1,340,752	-	starting
	Sub total			1,752,597		1,752,597	197,056	

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
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	
HA-Wide	Salaries & Benefits							
Admin. Costs	Executive Director	1410		65,000	69,000	69,000	14,000	ongoing
	Administrative Asst.	1410		29,000	29,000	29,000	5,900	ongoing
	Finance Director	1410		45,000	47,000	47,000	9,400	ongoing
	Mod/Maintenance Director	1410		78,200	81,442	81,442	35,763	ongoing
	Accountant	1410		5,500	5,500	5,500	1,000	ongoing
	Sub total:			222,700	231,942	231,942	66,063	
Fees & Costs	Architect/Engineering Services	1430		11,569	2,327	2,327	2,327	complete
Operations	Operations	1406		200,000		200,000	200,000	complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program No: RI43P00550102 Replacement Housing Factor No:					Federal FY of Grant: 2002
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	
RI 5-3 Tonomy Hill	5/30/04		5/30/04	5/30/06			
PHA Wide	5/30/04		5/30/04	5/30/06			
RI 5-5A Donovan Manor	5/30/04		5/30/04	5/30/06			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/04		<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	55,433		55,433	55,433
3	1408 Management Improvements	215,500		215,500	161,507
4	1410 Administration	197,165			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	1,515,376		1,447,776	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling 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 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,983,474		1,718,709	216,940
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	90,000		90,000	51,151
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: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550103 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	
RI 5-5A	Install individual apt thermostats	1460		67,600				
Donovan Manor								
HA-Wide	Security program	1408		90,000		90,000	51,151	ongoing
Management	Resident employment	1408		125,500		125,500	110,356	ongoing
Improvements	Sub total			215,500		215,500	161,507	
RI 5-3	Phase II Units	1460		1,447,776		1,447,776		starting
Tonomy Hill								

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550103 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	
HA-Wide	Salaries & Benefits							
Admin. Costs	Executive Director	1410		47,165				
	Mod/Maint. Director	1410		75,000				
	Finance Director	1410		40,000				
	Administrative Assistant	1410		25,000				
	Accountant	1410		5,000				
	Sub-Total			197,165				
Operations	Operations	1406		55,433		55,433	55,433	complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of Newport, Rhode Island			Grant Type and Number Capital Fund Program No: RI43P00550103 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	
PHA Wide	9/16/05			9/16/07			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement 1	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/04		<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	84,137	0		
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0	20,000	20,000	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	336,531	400,668	195,000	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling 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 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	420,668	420,668	215,000	0
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: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550203 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	
RI 5-3	New kitchens	1460		336,531	0			
Tonomy Hill								
Operations	Professional Services	1406		84,137	0			
RI 5-5	Replace generator pump and	1460	1	0	195,000	195,000		in process
Donovan Manor	transformer							
	Install sprinkler system	1460	1	0	205,668	0		to bid
Fees & Costs	A & E fees	1430		0	20,000	20,000		in proces

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program No: RI43P00550203 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	
PHA Wide	2/12/06			2/12/06	-		

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI43R00550103			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/04		<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				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	8,236		8,236	
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	8,236		8,236	
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: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI43R00550103				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	
RI 5-3 Tonomy Hill	Construct new units	1499		8,236	0			
H/A Wide	Master redevelopment plan	1499		0	8,236	8,236		in process

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of Newport, Rhode Island			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: RI43R00550103				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		
RI 5-3 Tonomy Hill	6/30/06	-		6/30/08	-			
H/A Wide	-	9/30/04	9/30/04	-	9/30/05		work started	

ATTACHMENT F (ri005f02)
CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/04 <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	107,529		107,529	
3	1408 Management Improvements				
4	1410 Administration	40,000		40,000	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	133,500			
10	1460 Dwelling Structures	2,000,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling 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 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,321,029		147,529	
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: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550104 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	
RI 5-1								
Park Holm								
RI 5-2								
Chapel Terrace								
RI 5-3	New kitchens & bathrooms	1460		1,500,000				
Tonomy Hill								
RI 5-4								
Pond/Edgar								

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550104 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	
RI 5-5A	Replace sidewalks	1450		56,500				
Donovan Manor	Sprinkler system	1460		500,000				
	Sub total:			556,500				
RI 5-5B	Replace sidewalks	1450		77,000				
Chapel/Coddington								
RI 5-8								
Earl Avenue								
HA-Wide Management Improvements	Resident Service Coordinator	1408		40,000		40,000		ongoing

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550104 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	
HA-Wide								
Admin. Costs								
Fees & Costs	A & E costs - sprinkler system	1430		40,000				
Non-Dwelling Equipment								
HA-Wide Operations	Operations	1406		107,529		107,529		in process

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program No: RI43P00550104 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	
RI 5-1 Park Holm							
RI 5-3 Tonomy Hill	09/07/06			09/07/08			
RI 5-4 Pond/Edgar							
RI 5-5A Donovan Manor	09/07/06			09/07/08			
RI 5-5B Chapel/Coddington	09/07/06			09/07/08			
RI 5-8 Earl Avenue							
Fees & Costs	09/07/06			09/07/08			
HA-Wide Mgmt Improvements	09/07/06			09/07/08			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI43R00550104			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/04		<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				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	9,638		9,638	
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	9,638		9,638	
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: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI43R00550104				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	
RI 5-3	Construct new units	1499		9,638	0			
Tonomy Hill								
H/A Wide	Master redevelopment plan	1499		-	9,638	9,638		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: RI43R00550104					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	
RI 5-3 Tonomy Hill	6/30/07	-		6/30/09	-		
H/A Wide	-	9/30/04	9/30/04	-	9/30/05		work begun

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <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	35,000			
3	1408 Management Improvements	42,000			
4	1410 Administration	95,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	182,029			
8	1440 Site Acquisition				
9	1450 Site Improvement	290,000			
10	1460 Dwelling Structures	1,237,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	190,000			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	250,000			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,321,029			
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: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
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	
RI 5-1	Siding/roof	1460	2	325,000				
Park Holm	Sub total			325,000				
RI 5-2	Boiler manifolds	1460	14	42,000				
Chapel Terrace	Exterior paint	1460	14	140,000				
	Dumpsters	1450	6	25,000				
	Sub total			207,000				
RI 5-3	Interior/exterior repair	1460	200	250,000				
Tonomy Hill	Sub total			250,000				
RI 5-4	Gas line tie-ins			40,000				
Edgar/Pond	Boiler manifolds	1460	10	30,000				
	Smoke detector/fire alarms	1460	76	100,000				
	Dumpsters	1450	6	25,000				
	Sub total			195,000				
RI 5-5	Coddington/Low Rise fire alarms	1460	60	65,000				
D/Manor	Driveway circle	1450	1	200,000				
	Boiler manifolds	1460	15	45,000				
	Entrance addition	1460	1	200,000				
	Sub total			510,000				

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
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	
RI 5-8	Replacement generator	1460	1	40,000				
Earl Avenue	Sub total			40,000				
Non-Dwelling	Replace generator - FMG Center	1470	1	40,000				
Units	Elderly maintenance shed	1470	1	150,000				
	Sub total			190,000				
HA-Wide	Salaries & benefits	1410						
Admin. Costs	Executive Director	1410	1	25,000				
	Administrative Assistant	1410	1	18,000				
	Finance Director	1410	1	20,000				
	Mod/Maint Director	1410	1	29,000				
	Accountant	1410	1	3,000				
	Sub total			95,000				
Operations	Operations	1406		35,000				
	Sub total			35,000				

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
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	
Management Improvements	Resident Service Coordinator	1408	1	42,000				
	Sub total			42,000				
Development	Replacement housing	1499	1	250,000				
	Sub total			250,000				
A & E	Architects	1430	1	143,029				
	Developer consultant	1430	1	39,000				
	Sub total			182,029				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program No: RI43P00550105 Replacement Housing Factor No:					Federal FY of Grant: 2005	
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		
RI 5-1 Park Holm	9/15/07			9/15/09				
RI 5-3 Tonomy Hill	9/15/07			9/15/09				
RI 5-4 Pond/Edgar	9/15/07			9/15/09				
RI 5-5A	9/15/07			9/15/09				
Donovan Manor								
RI 5-5B	9/15/07			9/15/09				
Chapel/Coddington								
RI 5-8 Earl Avenue	9/15/07			9/15/09				
H/A Wide:								
Operations	9/15/07			9/15/09				
Mgt. Improvement	9/15/07			9/15/09				
Administrative	9/15/07			9/15/09				
Fees & Costs	9/15/07			9/15/09				
Development Activities	9/15/07			9/15/09				

ATTACHMENT I (ri005i02)
CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI43R00550105			Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <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				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	9,638			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	9,638			
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: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI43R00550105			Federal FY of Grant: 2005			
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	
RI 5-3	Construct new units	1499		9,638				
Tonomy Hill								

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: RI43R00550105				Federal FY of Grant: 2005	
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	
RI 5-3 Tonomy Hill	6/30/07			6/30/09			

ATTACHMENT J (ri005j02)

PET POLICY

Pet will be approved in writing by the Housing Authority of the City of Newport, Rhode Island, prior to moving upon Authority grounds. Certificate of annual licensing by the City of Newport will be provided to the Authority prior to the approval of the pet. Resident agrees to abide by all city regulations regarding care and custody of animals.

Resident agrees to have pet neutered or spayed and will provide written veterinary certificate of such to the Authority prior to bringing the animal onto the premises. If the animal is too young, resident agrees to have it neutered or spayed when it reaches a suitable age. Resident will provide written proof of yearly distemper boosters and rabies boosters.

Resident agrees to pay \$75.00 pet deposit. This deposit shall be paid in advance. Pet deposit will be used toward repairs, cleaning treatment for flea infestation, or replacement of any part of resident's apartment or premises damaged by the pet. This deposit is refundable if no damage is done as verified by the Authority after either the pet or the resident vacates the premises.

Cats and dogs will be kept inside the apartment and not allowed to roam freely. They must be walked on a leash at all times and away from the apartment grounds. Pets shall not use common areas inside of building except for the purpose of passing to the outside of the buildings (except for seeing eye dogs).

For cats, resident will provide a litter box which is to be kept sanitary and maintained by the resident. Fecal droppings outside of building shall be picked up and disposed of immediately by pet owner in an area designated by the Authority. Adequate precautions are to be taken to prevent pets from disturbing neighbors (e.g. barking, howling, loud meowing, scratching, biting, etc.).

Resident agrees not to alter the apartment, patio or any other portion of the premises to create an enclosure for an animal.

The types of animals allowed as pets shall be limited as follows: One dog not exceeding 25 lbs. in weight or 15 inches in height, at maturity; or one cat. One pet per resident at any one time. No more than four small, caged birds, i.e. canary, parakeet, finch, etc. Birds must be confined to a cage at all times.

Aquariums may be no larger than 40 gallons and must be sealed against leakage. No gerbils or hamsters. No birds of prey or other dangerous species may be kept.

Visitors or guests are prohibited from bringing any unauthorized pet onto the grounds or into a unit.

In case of emergency or illness, resident will designate someone who will remove the pet from their apartment and be responsible for its care.

If the Authority determines that a pet is a nuisance or threat to the safety or security of person or property, it may request the removal of the pet from the premises. A copy of the Authority's Grievance Procedure will be made available to the resident upon request.

Residents who violate these rules are subject to being required to remove the pet within 30 days of notice by the Authority, and/or eviction.

Those residents who have pets from a previously approved pet program and whose pet was approved to have a maximum weight of 70 pounds, have been grandfathered into the current pet policy.

ATTACHMENT K (ri005k02)

PROJECT-BASED VOUCHER PROGRAM

The Newport Housing Authority's inventory of Section 8 vouchers includes 100 received for program start-up, 33 replacement vouchers resulting from demolition/development of Phase I in Tonomy Hill, and 275 vouchers resulting from our HOPE VI demolition/development program. The Authority has agreed to provide Rhode Island Housing Mortgage and Finance Corporation (RIHMFC) 137 of these 275 vouchers. This leaves the Authority owning 271 Section 8 vouchers.

In connection with turning over 137 vouchers to RIHMFC, it was agreed that all 137 would be project-based and the Authority would project-base 20%, or 54, of its total remaining inventory of 271 vouchers. This action provides a total 191 potential project-based units for housing.

Project-basing these units is consistent with the Authority's PHA plan to increase the number of available and affordable housing units in areas other than the north end of Newport where the majority of affordable housing units are concentrated.

ATTACHMENT L (ri005102)

RESIDENT MEMBERS OF THE PHA GOVERNING BOARD

1. Ms. Elizabeth Fuerte
Term of Appointment: July 23, 2004 - June 3, 2008

2. Ms. Jade Hall
Term of Appointment: July 23, 2004 - June 3, 2008

ATTACHMENT M (ri005m02)

MEMBERS OF THE RESIDENT ADVISORY BOARD

Ayala, Darlene
Batey, Frances
Fuerte, Elizabeth
Hall, Jade
Hyatt, Joseph
Long, Susan L.
Maples, Malcolm
Melbourne, Dylan
O'Neal, Ann
Pires, Joseph

ATTACHMENT N (ri005n02)

STATEMENT OF PROGRESS IN MEETING THE MISSION AND GOALS OUTLINED IN THE CURRENT 5-YEAR PLAN

The Authority continues to pursue its mission to provide decent, safe, sanitary and affordable housing and to promote homeownership, economic development, economic self-sufficiency for public housing residents and a living environment free from discrimination and crime.

In an attempt to expand the supply of public housing, the HACN, when eligible, will apply for additional rental vouchers to augment our existing mainstream program. The HACN has received an additional 275 vouchers as replacement units for the net loss of public housing units resulting from the Tonomy Hill HOPE VI grant award.

The HACN recently published PHAS score is 86% designating the Authority a Standard Performer.

The HACN was successful in its application to HUD for a \$20 million HOPE VI grant to replace functionally obsolete units in Tonomy Hill with mixed-income, mixed-finance rental and homeownership units. This program includes an off-site replacement program with a goal of no loss of affordable housing units. Equally important is a provision of the program to expand opportunities for economic independence through the Community and Supportive Services program.

The HACN advertised and awarded a contract to develop a Master Plan for the Donovan Manor, Chapel Terrace and Edgar Court area. The purpose of this master planning work is to develop a concept plan for near term improvements and to develop one or more redevelopment concepts that might guide potential longer term major revitalization efforts.

The HACN received funds to install a Computer Learning Center at our resident services facility. Its goal is to provide computer learning to our families with the objective to provide computer availability and assistance in their educational needs.

The HACN is committed to a Housing Replacement Program which provides opportunities to families interested in homeownership. The HACN will move forward by working with community partners to begin developing more units.

The HACN initiated a program several years ago designed to engage residents to keep the property free of debris and work toward better trash disposal. The program, recognized as "Keep it Clean", was expanded this year with our "Road Show" effort. This ten week program was designed to bring staff from administration, management, maintenance, resident services, HOPE VI, CSS, and Community Police Officer departments, along with representatives from the Newport Resident Council to each neighborhood of the HACN. Its mission was to meet with our residents in their neighborhood and discuss a variety of topics including responsibilities, services and safety directly affecting their community.

The HACN's Maintenance Department continues with a summer employment program hiring four youth residing in our developments to learn maintenance skills. They received hands-on training in the ten-week program. The program assisted them in financial management and with setting up bank accounts at a local bank.

The HACN scheduled monthly board meetings at different locations allowing residents and the general public to attend. The locations being used are the Florence Gray Center, Park Holm Senior Center and Donovan Manor.

The HACN applied to, and was approved by Rhode Island Housing for tax credits to renovate the Tonomy Hill development in phases.

ATTACHMENT O (ri005o02)

COMMUNITY SERVICE REQUIREMENT POLICY

The Community Service Requirement will be part of the HACN's Annual Plan and each Housing Manager will be responsible for the administration of the requirement in his/her development.

The Housing Manager will review all residents and determine which residents are subject to or exempt from the requirement, and will also monitor the process for determining changes in a person's exempt/non exempt status.

The Housing Manager will also re-verify an adult's exemption status annually.

The Housing Manager will provide the resident who is subject to the Community Service requirement with a "Resident Community Service Time Sheet". This form (confirmation of third-party verification) will be filled out by the agency for whom the resident is performing the community service and forwarded monthly to the Housing Manager by said agency.

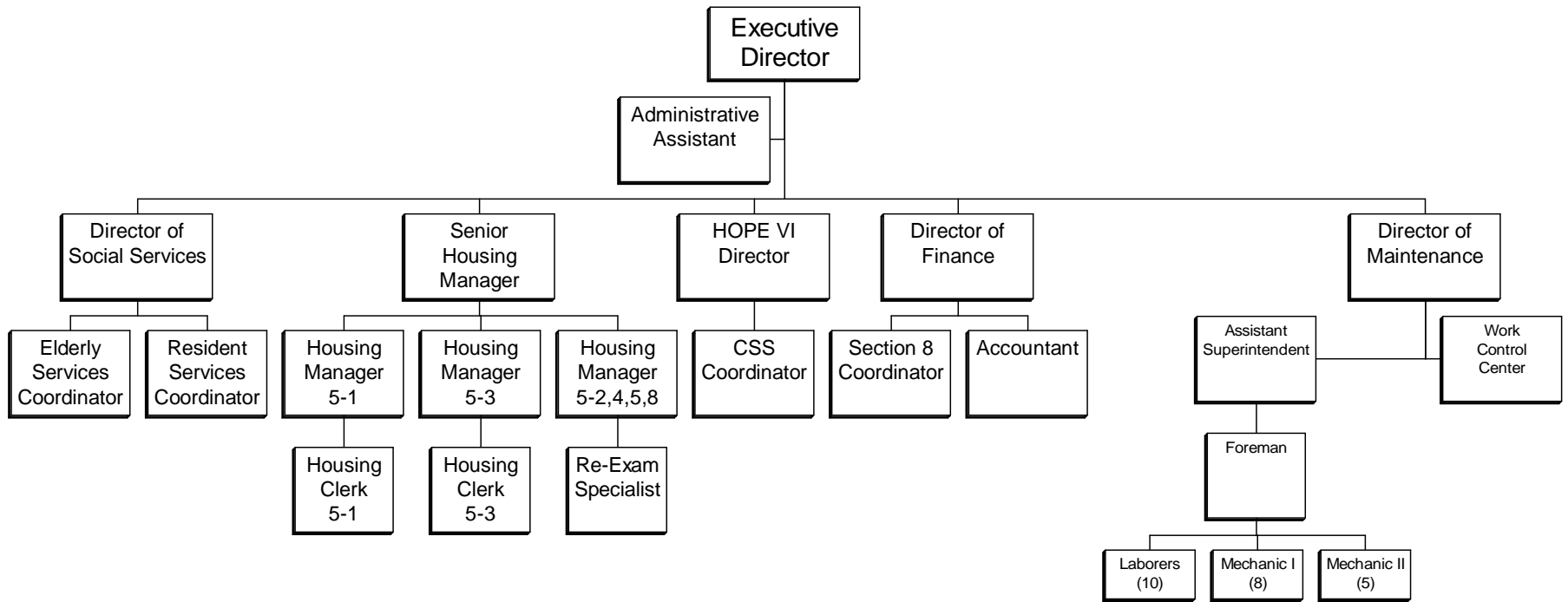
The Housing Manager for each development will monitor the resident's activity for the Community Service requirement on the "Dwelling Unit Community Service Ledger".

The HACN may not renew or extend the lease if a household contains a non-exempt adult who has failed to comply with the community service requirement. The Housing Manager will notify any family found to be in noncompliance of the following:

- The family member(s) that has been determined to be in noncompliance
- That the determination is subject to the grievance procedure
- That unless the family member(s) enter into an agreement to comply, the lease will not be renewed or will be terminated.

The HACN will satisfy the responsibility to comply with non-discrimination and equal opportunity requirements.

ATTACHMENT P (ri005p02)
PHA MANAGEMENT ORGANIZATION CHART



ATTACHMENT Q (ri005q02)

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Newport Housing Authority		Newport, Newport County, Rhode Island		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2010
	Annual Statement				
RI 5-1 Park Holm		575,000		900,000	800,000
RI 5-2 Chapel Terr.		76,000	200,000		
RI 5-3 Tonomy Hill					
RI 5-4 Pond/Edgar		125,000			
RI 5-5A Donovan Manor					
RI 5-5B Chapel/Coddington					
RI 5-8 Earl Avenue					123,000
PHA-wide		1,545,029	2,121,029	1,421,029	1,398,029
CFP Funds Listed for 5-year planning		2,321,029	2,321,029	2,321,029	2,321,029
Replacement Housing Factor Funds					

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: 2006 PHA FY: 2007			Activities for Year: <u>3</u> FFY Grant: 2007 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	RI 5-1 Park Holm	Siding/roof	575,000			
Annual Statement						
	RI 5-2 Chapel Terrace	Landscape	76,000	RI 5-2 Chapel Terrace	Basement water	200,000
	RI 5-4	Site lighting	50,000			
	Pond/Edgar	Storm drain improvmt	75,000			
		Sub total	125,000			
	Management	Resident Service Coord.	44,940	Management	Resident Service Coord.	48,086
	Improvements			Improvements		
	Non-Dwelling Units	Rebuild Maintenance	125,000			
		Shed				
	Total CFP Estimated Cost		\$continued			\$continued

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

Activities for Year : 2
 FFY Grant: 2006
 PHA FY: 2007

Activities for Year: 3
 FFY Grant: 2007
 PHA FY: 2008

Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Administration	Salaries & benefits		Administration	Salaries & benefits	
	Executive Director	43,000		Executive Director	46,000
	Administrative Asst.	27,000		Administrative Asst.	30,000
	Finance Director	32,000		Finance Director	35,000
	Mod/Maint Director	54,000		Mod/Maint Director	54,735
	Accountant	4,500		Accountant	6,000
	Sub total	160,500		Sub total	171,735
H/A Wide	Operations	80,000	H/A Wide	Operations	80,000
Development	Replacement housing	275,000	Development	Replacement housing	280,000
	Phase 4 Units	771,472		Homeownership units	1,400,000
	Sub total	1,046,472		Sub total	1,680,000
A & E	Architects	88,117	A & E	Architects	141,208
Total CFP Estimated Cost		\$2,321,029			\$2,321,029

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

Activities for Year : 4
 FFY Grant: 2008
 PHA FY: 2009

Activities for Year: 5
 FFY Grant: 2009
 PHA FY: 2010

Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
RI 5-1	Siding/roof	900,000	RI 5-1	Siding/roof	800,000
Park Holm			Park Holm		
RI 5-2					
Chapel Terrace					
RI 5-3					
Tonomy Hill					
RI 5-4					
Pond/Edgar					
RI 5-8			RI 5-8	Replace siding	123,000
Earl Avenue			Earl Avenue		
Total CFP Estimated Cost		\$continued			\$continued

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

Activities for Year : <u>4</u> FFY Grant: 2008 PHA FY: 2009			Activities for Year: <u>5</u> FFY Grant: 2009 PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Management Improvements	Resident Serv. Coord.	51,452	Management Improvements	Resident Serv. Coord.	55,053
Administration	Salaries & benefits		Administration	Salaries & benefits	
	Executive Director	49,000		Executive Director	52,000
	Administrative Asst.	32,000		Administrative Asst.	34,000
	Finance Director	38,000		Finance Director	41,000
	Mod/Maint Director	58,756		Mod/Maint Director	63,000
	Accountant	6,000		Accountant	6,619
	Sub total	183,756		Sub total	196,619
H/A Wide	Operations	75,000	H/A Wide	Operations	45,000
Development	Homeownership units	970,000	Development	Homeownership units	960,000
A & E	Architects	140,821	A & E	Architects	141,357
Total CFP Estimated Cost		2,321,029			2,321,029

ATTACHMENT R (ri005r02)

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Newport Housing Authority		Newport, Newport County, Rhode Island		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2010
	Annual Statement				
RI 5-3 Tonomy Hill		9,638	9,638	9,638	9,638
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds		9,638	9,638	9,638	9,638

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: 2006 PHA FY: 2007			Activities for Year: <u>3</u> FFY Grant: 2007 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	RI 5-3 Tonomy Hill	Construct new units	9,638	RI 5-3 Tonomy Hill	Construct new units	9,638
Annual Statement						
	Total CFP Estimated Cost		\$9,638			\$9,638

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 4
 FFY Grant: 2008
 PHA FY: 2009

Activities for Year: 5
 FFY Grant: 2009
 PHA FY: 2010

Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
RI 5-3	Construct new units	9,638	RI 5-3	Construct new units	9,638
Tonomy Hill			Tonomy Hill		
Total CFP Estimated Cost		\$9,638			\$9,638

ATTACHMENT S (ri005s02)

NEWPORT RESIDENT COUNCIL (RAB) COMMENTS

TO: James Reed & HACN Commissioners

FROM: Susan Long, President
Newport Residents Council

RE: Proposed Annual Plan

DATE: December 6, 2004

These comments are submitted on behalf of the Newport Resident Council with regard to the 2005 proposed Annual Plan.

Rent Policies - The NRC again suggests that the HACN adopt an additional work incentive rent policy that supports employed residents by recognizing that the current rent formula which bases the rent upon gross earnings unfairly discriminates against wage earners as opposed to persons on a fixed income. As you know, there are no deductions from fixed income payments and therefore gross income and net income are the same. However, the situation is much different for wage income where mandatory payroll deductions lower the net pay from 10 - 20%. In addition, there are increased expenses associated with employment such as clothes, transportation, lunches, etc.

We believe that it will be fairer and assist the HACN in retaining working families if some recognition of the above is made such as a \$1.00/per hour deduction or perhaps a flat amount of \$100/month deduction for full time workers and a \$50/month deduction for part-time workers. These figures are not meant to be precise but provide ease of application to the HACN and generally fairly reflect the difference between gross and net pay for the majority of workers.

Appliances - This comment also reflects past comments about the gross inadequacy of some of the appliances (stoves and refrigerators) being provided to residents. These appliances are undersized, particularly for family developments, and do not reflect the standard in the industry. By providing 20" stoves and small refrigerators, the HACN is suggesting, whether it means to or not, that their tenants are second class citizens. Certainly such appliances would never be acceptable at Newport Heights.

HACN Staffing - The NRC is concerned that the staffing levels for project managers is not adequate for the number of units and responsibilities involved. The Chapel Street/Edgar Court, etc. developments are handled by Ms. Page. For adequate service to residents, we believe she should have a full-time assistant. We understand that Pat Rose, manager of Park Holm, has been given some additional duties with respect to Tonomy. Park Holm is a large development itself and should be staffed with a full-time manager and assistant. In spite of HOPE VI Tonomy remains a large development and needs a full-time manager. We understand that Domenic is handling Tonomy along with his other duties. If this is accurate, residents of Tonomy will be short-changed.

Edgar Court Dumpsters - Residents have complained that the dumpsters at Edgar Court create line of vision problems for motorists exiting the parking areas. Some thought should be put into a reasonable solution for this problem with input from affected residents.

Traffic Speed - Residents have complained that traffic speed dampening is still needed in some areas. Additional speed bumps, better signage or other measures should be considered.

Chapel Terrace Playground - Residents want the sand boxed area removed. It is used by animals and is unsafe for children. Many parents avoid the playground for this reason.

Transition Housing at Winslow Place - The HACN annual plan refers to a renewal of the transition housing program at Winslow Place. The NRC would like to know about the proposed future location of this program. In addition, does the continuation of the program make sense in light of the large loss of public housing units at Tonomy. Are these units considered part of the 325 rental units to remain on the Tonomy site?

HOPE VI - The NRC would like to have the CSS Coordinator prepare a program description of each of the CSS programs so that resident questions can be answered or appropriate referrals made for residents coming to or calling the NRC offices.

Resident Handbook - The NRC feels that the HACN should develop a resident handbook that addresses all the policies of the HACN that commonly affect residents. We believe such a handbook would greatly facilitate the managers and residents by having resource that everyone can quickly access when issues of rights or responsibilities arise. It should be in plain language (English and Spanish), have good graphics, and address issues such as pets, motor vehicles, wading pools, maintenance matters, transfers, rent policies, extra charges, etc.

HACN Minutes - Last year's comments of the NRC requested that NRC comments be more thoroughly reflected in the HACN minutes. The NRC is again making this request and further requests that other residents comments (non-NRC) also be summarized in the minutes.

Resident Memorial - The NRC would like to know if the HACN has any specific plan for the location of the resident memorial which has been relocated due to construction.

Manager Meetings - The NRC believes that resident manager relations could be improved if the managers had a regularly set meeting with their residents to review issues or future plans. A meeting bi-monthly or quarterly would be very helpful. It should not be a forum for a gripe session about other residents but one to discuss general management/maintenance issues.

Your careful consideration of the foregoing comments will be much appreciated.

ATTACHMENT T (ri005t02)

NEWPORT HOUSING AUTHORITY RESPONSES TO RAB COMMENTS

The Board of Commissioners of the Housing Authority of the City of Newport received and reviewed the Newport Resident Council (RAB) Comments with regard to the FY 2005 Annual Plan and respond as follows:

RAB Comment:

Rent Policies - The NRC again suggests that the HACN adopt an additional work incentive rent policy that supports employed residents by recognizing that the current rent formula which bases the rent upon gross earnings unfairly discriminates against wage earners as opposed to persons on a fixed income. As you know, there are no deductions from fixed income payments and therefore gross income and net income are the same. However, the situation is much different for wage income where mandatory payroll deductions lower the net pay from 10 - 20%. In addition, there are increased expenses associated with employment such as clothes, transportation, lunches, etc.

We believe that it will be fairer and assist the HACN in retaining working families if some recognition of the above is made such as a \$1.00/per hour deduction or perhaps a flat amount of \$100/month deduction for full time workers and a \$50/month deduction for part-time workers. These figures are not meant to be precise but provide ease of application to the HACN and generally fairly reflect the difference between gross and net pay for the majority of workers.

NHA Response:

The Authority will assess the potential financial impact to its operations in FY 2005.

RAB Comment:

Appliances - This comment also reflects past comments about the gross inadequacy of some of the appliances (stoves and refrigerators) being provided to residents. These appliances are undersized, particularly for family developments, and do not reflect the standard in the industry. By providing 20" stoves and small refrigerators, the HACN is suggesting, whether it means to or not, that their tenants are second class citizens. Certainly such appliances would never be acceptable at Newport Heights.

NHA Response:

The Authority agrees and has established a replacement program to insure appliances are of appropriate size.

RAB Comment:

HACN Staffing - The NRC is concerned that the staffing levels for project managers is not adequate for the number of units and responsibilities involved. The Chapel Street/Edgar Court, etc. developments are handled by Ms. Page. For adequate service to residents, we believe she should have a full-time assistant. We understand that Pat Rose, manager of Park Holm, has been given some additional duties with respect to Tonomy. Park Holm is a large development itself and should be staffed with a full-time manager and assistant. In spite of HOPE VI Tonomy remains a large development and needs a full-time manager. We understand that Domenic is handling Tonomy along with his other duties. If this is accurate, residents of Tonomy will be short-changed.

NHA Response:

The management staffing is appropriate and focus will be made for adequate service to our residents.

RAB Comment:

Edgar Court Dumpsters - Residents have complained that the dumpsters at Edgar Court create line of vision problems for motorists exiting the parking areas. Some thought should be put into a reasonable solution for this problem with input from affected residents.

NHA Response:

The dumpster locations are being considered in our master plan for Donovan Manor, Chapel Street and Edgar Court. The development of this master plan includes resident participation.

RAB Comment:

Traffic Speed - Residents have complained that traffic speed dampening is still needed in some areas. Additional speed bumps, better signage or other measures should be considered.

NHA Response:

The Newport Police Department has assigned a community police officer to assist with this concern.

RAB Comment:

Chapel Terrace Playground - Residents want the sand boxed area removed. It is used by animals and is unsafe for children. Many parents avoid the playground for this reason.

NHA Response:

The Authority maintenance department will schedule the sand to be removed in early spring.

RAB Comment:

Transition Housing at Winslow Place - The HACN annual plan refers to a renewal of the transition housing program at Winslow Place. The NRC would like to know about the proposed future location of this program. In addition, does the continuation of the program make sense in light of the large loss of public housing units at Tonomy. Are these units considered part of the 325 rental units to remain on the Tonomy site?

NHA Response:

These units are considered in the rental unit count.

RAB Comment:

HOPE VI - The NRC would like to have the CSS Coordinator prepare a program description of each of the CSS programs so that resident questions can be answered or appropriate referrals made for residents coming to or calling the NRC offices.

NHA Response:

A program description will be provided to the Newport Resident Council. This information is also available in the monthly newsletter and monthly CSS meetings with residents.

RAB Comment:

Resident Handbook - The NRC feels that the HACN should develop a resident handbook that addresses all the policies of the HACN that commonly affect residents. We believe such a handbook would greatly facilitate the managers and residents by having resource that everyone can quickly access when issues of rights or responsibilities arise. It should be in plain language (English and Spanish), have good graphics, and address issues such as pets, motor vehicles, wading pools, maintenance matters, transfers, rent policies, extra charges, etc.

NHA Response:

A FY 2005 goal of the Authority is to work with Newport Resident Council to develop an up-to-date Resident Handbook.

RAB Comment:

HACN Minutes - Last year's comments of the NRC requested that NRC comments be more thoroughly reflected in the HACN minutes. The NRC is again making this request and further requests that other residents comments (non-NRC) also be summarized in the minutes.

NHA Response:

This request was not in last year's comments to the Annual Plan. However, Newport Resident Council's comment is duly noted. It is the Authority's intent to have the minutes reflect action taken and recognize discussions and comments that were made.

RAB Comment:

Resident Memorial - The NRC would like to know if the HACN has any specific plan for the location of the resident memorial which has been relocated due to construction.

NHA Response:

The memorial was relocated to a permanent location as a result of the Phase II construction and discussions between the contractor and the George family for which it was moved.

RAB Comment:

Manager Meetings - The NRC believes that resident manager relations could be improved if the managers had a regularly set meeting with their residents to review issues or future plans. A meeting bi-monthly or quarterly would be very helpful. It should not be a forum for a gripe session about other residents but one to discuss general management/maintenance issues.

NHA Response:

The Authority agrees and will set a schedule for managers to meet with the residents regularly.