

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2000

Housing Authority of the City of Newport, Rhode Island
Submitted: February 29, 2000

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: Housing Authority of the City of Newport

PHA Number: RI005

PHA Fiscal Year Beginning: 04/2000

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
- Newport Public Housing Residents Council Office

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 office (at Chapel Street highrise building)
- 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)
Administrative office of the Newport Public Housing Residents Council

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

- Main business office of the PHA
- PHA development management offices
- Other (see note in Addendum)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004

[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 addressing the conditions at its most problematic development (Tonomy Hill), while maintaining sound conditions at its other developments. The strategy is set forth in the Authority's letter dated October 14, 1999, written in response to the Audit of the HUD Inspector General's Office undertaken earlier in the same year. That letter is

attached to this submission as Attachment G, to confirm and document the Authority's commitment with respect to the site.

The Annual Plan reflects the Authority's intention to resubmit its application for funding under the HOPE VI program, but the commitment to address conditions at Tonomy Hill remains regardless of the disposition of that application. Also as part of the Annual Plan the Authority has authorized submission of an application to the Rhode Island Housing and Mortgage Finance Corporation, for funding for a first phase of redevelopment of the site. The Authority will use Comp Grant funds along with the requested Low Income Housing Tax Credit funds. Note that the current Five-Year Capital Fund Action Plan (see Attachment D) reflects the program as it is now set forth in the current Comprehensive Grant Program. The prospective changes that are summarized in the Authority's letter dated October 14, 1999 (see Attachment G) are not reflected in that current plan.

The Authority's intent is to carry out demolition only in concert with redevelopment activity. However, should the Authority not be successful in securing funds under the above initiatives, the alternative will be to review the allocation of Comp Grant funds for on-site activities, and to proceed with applying for approval to demolish the identified units to alleviate the continuing vacancy problem.

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score) Return to high-performing status
 - Improve voucher management: (SEMAP score) No score received yet under program
 - 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 (through Maloney Properties, HOPE VI program property manager)
 - Conduct outreach efforts to potential voucher landlords

- Increase voucher payment standards
- Implement voucher homeownership program
- Implement public housing or other homeownership programs
- Implement public housing site-based waiting lists
- Convert public housing to vouchers
- Other: (list below)

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

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments (See prior note on HOPE VI program application)
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups. Preserve existing transitional housing program at Winslow Place. Existing senior housing at Donovan Manor has been designated as elderly only.
 - Other: (list below)

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 prospective HOPE VI program, but the Authority's strategy will remain regardless of the outcome of the HOPE VI application.

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)

Specific goals to be established as part of HOPE VI program application, to be prepared in FY 2000

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 accessibility suitable housing for elderly applicants.

Other PHA Goals and Objectives: (list below)

PHA Strategic Goal: Provide a secure and stable work environment

- PHA Goal: Ensure a stable work environment for currently-employed staff of the housing authority and for resident employees.
Objectives:
 - Refrain from unnecessary layoffs.
 - Negotiate with any contracted management companies to support employment of existing staff on employment terms as comparable as possible.
 - Increase resident employment opportunities.
 - Weigh the merits of hiring full-time employees versus part-time employees or contracted staff.

With respect to prospective future changes to this plan, the following definition is operative: Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require the formal approval of the Board of Commissioners.

Annual PHA Plan PHA Fiscal Year 2000

[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 FY2000 targets three broad areas of focus:

- Addressing critical problems related to the physical conditions of its housing stock, bringing sound asset management principles to the control of HACN's real property inventory.
- Work to realize a resident population that is more stable and supported in its efforts to gain economic independence.
- Review thoroughly its administrative and operating policies to better reflect current conditions and to ensure complete conformance with QHWRA and other revisions to Public Housing regulations at the federal level.

The above objectives will be implemented through two specific areas of activity, in addition to the Authority's ongoing program operations:

- Shortly after the beginning of FY2000 the Authority will resubmit an application for funding under the HOPE VI program. The application will target the 498 functionally obsolete units at Tonomy Hill. The proposed program will demolish those units and replace them with 425 units on that site, including 300 units affordable to low income households. An off-site replacement program will provide additional affordable units, with a goal of no loss of affordable units. The program will emphasize equally the provision of expanded opportunities for economic independence through the Community

and Supportive Services program. The full proposed program is summarized in an attachment.

The proposed revitalization strategy reflects a commitment of the Authority to address conditions at its most problematic development. In furtherance of that strategy the Authority has directed its designated HOPE VI developer to file an application for Low Income Housing Tax Credits in support of the first phase of the work proposed under the HOPE VI program. That application was filed in December, 1999. Action by the Rhode Island Housing and Mortgage Finance Corporation is anticipated prior to the start of FY2000. The project has been conceived as the first phase of the more comprehensive work to take place under the HOPE VI program.

- Immediately following the submission of this Five-Year/Annual Plan the Authority will submit a Demolition Application for the 142 units now occupying the site of the proposed first phase program described above. As discussed in the Five-Year Plan goals statement, the Authority may at a later date be forced to consider proceeding with demolition if the proposals for revitalization activities are not successful.
- The Authority will undertake a comprehensive review of its administrative and operating policies. The primary areas for attention are noted throughout the following discussion of the proposed Annual Plan. They have been discussed in a preliminary manner in the preparation of this Plan, with a general consensus that it would be more fruitful to make the review a focal point of activity for FY2000. The proposed venue for this activity will be a series of workshops involving Commissioners, staff and representatives of the Newport Public Housing Residents Council, proposed to begin in June, 2000.

The initial list of topics for discussion includes:

The use of site-based waiting lists
Transfers policy
Admissions preferences
Use of minimum rents
Establishment of ceiling rents
Grievance procedures
Rent determination

iii. Annual Plan Table of Contents

[24 CFR Part 903.79 (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:

- Attachment A - Admissions Policy for Deconcentration (RI005a03)
- Attachment B - FY 2000 Capital Fund Program Annual Statement (RI005b03)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- Attachment C - PHA Management Organizational Chart (RI005c03)
- Attachment D - FY2000 Capital Fund Program 5 Year Action Plan (RI005d03)
- Attachment E - PH Drug Elimination Program (PHDEP) Plan (RI005e03)
- Attachment F - Comments of Resident Advisory Board (RI005f03)
- Other (List below, providing each attachment name)

Attachment G - Authority plan of action as contained in letter, dated October 14, 1999, Responding to Audit Report No. 99-BO-202-1003. (RI005g03)

Attachment H - Proposed Revitalization Plan for Tonomy Hill, as set forth in 1999 HOPE VI Application (RI005h03)

Attachment I - Public Housing Asset Management Table (RI005i03)

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
HACN One York St. Newport, RI	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
HACN One York St. Newport, RI	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
HACN One York St. Newport, RI	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
HACN One York St. Newport, RI	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
HACN One York St. Newport, RI	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
HACN One York St. Newport, RI	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
HACN One York St. Newport, RI	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	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
HACN One York St. Newport, RI	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
HACN One York St. Newport, RI	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
HACN One York St. Newport, RI	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
HACN One York St. Newport, RI	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
HACN One York St. Newport, RI	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
HACN One York St. Newport, RI	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
HACN One York St. Newport, RI	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
HACN One York St. Newport, RI	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
HACN One York St. Newport, RI	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
HACN One York St. Newport, RI	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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	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
HACN One York St. Newport, RI	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
HACN One York St. Newport, RI	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)

1. Statement of Housing Needs

[24 CFR Part 903.79 (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	1,213	5	5	5	5	5	5
Income >30% but <=50% of AMI	1,168	3	3	3	3	3	3
Income >50% but <80% of AMI	1,504	3	3	3	3	3	3
Elderly	2,560	5	5	5	5	4	4
Families with Disabilities	323	5	5	5	5	5	5
African-Amer.	933	5	5	5	5	5	5
Hispanic	396	5	5	5	5	5	5
Amer. Indian	90	5	5	5	5	5	5
Asian	177	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: Update of '90 Census by Claritas Inc. (2000)

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.

Public Housing Waiting List:

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	145		
Extremely low income <=30% AMI	112	77%	

Housing Needs of Families on the Waiting List			
Very low income (>30% but <=50% AMI)	26	18%	
Low income (>50% but <80% AMI)	7	5%	
Families with children	68	47%	
Elderly families	34	23.4%	
Families with Disabilities	37	25.5%	
White	70	48.3%	
African-American	30	20.7%	
American Indian / Alaskan Native	7	4.8%	
Asian / Pacific Islander	38	26.2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	77	53.2%	
2 BR	26	14.5%	
3 BR	34	23.4%	
4 BR	8	5.5%	
5 BR	5	3.4%	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Section 8 Tenant-Based Assistance Waiting List:

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	254		
Extremely low income <=30% AMI	172	67%	
Very low income (>30% but <=50% AMI)	68	26%	
Low income (>50% but <80% AMI)	14	5%	
Families with children	206	81%	
Elderly families	0		
Families with Disabilities	26	10%	
White	163	64%	
African-American	63	24%	
American Indian	12	4%	
Asian	1	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	48	19%	
2 BR	92	36%	
3 BR	92	36%	
4 BR	22	9%	
5 BR			
5+ BR			

Housing Needs of Families on the Waiting List

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

If yes:

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

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

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 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 2000 grants)		
a) Public Housing Operating Fund	2,312,913	
b) Public Housing Capital Fund	2,773,064	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	667,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	241,055	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
i) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Public Housing Capital Fund (FY99)	815,590	Phase 1 Rental Redevelopment Project
3. Public Housing Dwelling Rental Income		
	2,403,630	Operations
Transitional Housing Program	15,840	Operations
4. Other income (list below)		
Interest Income	125,000	Operations
Non-dwelling rentals	4,350	Operations
5. Non-federal sources (list below)		
State Grant	10,000	Elderly security services
Social Services Grant	14,250	Staff for tenant services
City of Newport	3,000	Tenant services
Total resources	9,385,692	

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? (through an NCIC-authorized source)

Note: d. and e. are conducted concurrently

(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)

NOTE: The housing authority is considering a site-based waiting list upon approval of a HOPE VI application.

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

- PHA main administrative office
- PHA development site management (high rise)
- 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? None

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

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

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

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

Note: Waiting list policy to be reviewed during the year to assess suitability of site-based approach

(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, unless hardship -condition not of making of applicant – is involved. In such cases a second choice is offered
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below) resident choice: documented hardships; give first preference to long-term residents to limit resident turnover.

The above policy was suspended temporarily in an effort to reduce vacancies by emphasizing new applications over transfer. The change has not been effective and there will be a review of the overall transfer policy.

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)

Note issues for review: Augmenting or replace federal preferences with those related to gaining economic independence. Also preference for local residence.

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:

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

Other preferences (select all that apply)

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

See note under #2

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

See note under #2

(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 (provided at time of application and upon admission)
- Other source (list) Information available through Residents Council

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

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

(6) Deconcentration and Income Mixing

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

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

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

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

If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

HACN will review admissions policies for conformance with QHWRA

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)

Change is dependent on approval of HOPE VI application, but there is potential impact from Tonomy Hill redevelopment policy.

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:

Reverse case is the problem. All developments are disproportionately populated with very low income households. See also Tonomy Hill redevelopment policy.

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).**

HACN currently has 100 certificates to issue directly. The administrative plan matches the Authority's admissions policy with the following differences: Grievance procedures, inclusion of local preference in screening criteria, and different income limits.

(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 PHA, 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, 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:

With documentation of housing search as we have a shortage of private market rentals.

(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)
- Applicants on waiting list, by chronology.

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

Date and Time (see below)

Former Federal preferences - Not Applicable

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

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

- 1 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)

Note: Above policies governing Eligibility, Selection and Admissions are to be included in comprehensive review scheduled for FY 2000.

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

Current PHA policy is to require a minimum rent of \$25 per month, with exceptions for income earned through employment training programs. This policy is to be reviewed as part of QHWRA assessment.

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

To be reviewed

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

c. Rents set at less than 30% of adjusted income To be reviewed

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:

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)
Policy to be reviewed

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 To be reviewed

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

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

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

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

f. Rent re-determinations:

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

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

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

To be reviewed for conformity to QHWRA

(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)

To be reviewed as part of overall consideration of rent-setting policies

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).**

Current program is in start-up phase. See note under prior Section 3.B.

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

a. What amount best reflects the PHA’s minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

Note: Above policies governing Rent Determination are to be included in comprehensive review scheduled for FY 2000.

5. Operations and Management

[24 CFR Part 903.7.9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1096	240
Section 8 Vouchers	22	26

Section 8 Certificates	0	0
Section 8 Mod Rehab	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)	0	0
Public Housing Drug Elimination Program (PHDEP)	760	240
Boys & Girls Club	760	240
CODAC 3	760	240
Newport Police Detail	760	240
Section 8 Substantial Rehabilitation	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A
Sec 11b Substantial Rehabilitation	114	10
Elderly Social Services Coordinator Program ESCO	346	

Note: The number 760 in the above table represents the current population of Tonomy Hill and Park Holm, which is the target population for the programs referenced.

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 & Inventory Control Operating Procedures for the Newport Housing Authority
 - Maintenance Operations
- (2) Section 8 Management: (list below)
 - The Newport Housing Authority Rental Assistance Administrative Plan

Note: Above policies governing Operations and Management are to be included in comprehensive review scheduled for FY 2000.

FY2000 review of policies will include consideration of fee structure for maintenance activities.

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. Policies to be reviewed.

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 HACN 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)

Note: Above policies governing Grievance Procedures are to be included in comprehensive review scheduled for FY 2000.

7. Capital Improvement Needs

[24 CFR Part 903.7.9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment B

-or-

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

(2) Optional 5-Year Action Plan

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

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment D

-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:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
- If yes, list development name/s below:
RI 5-1 Park Holm
RI 5-3 Tonomy Hill

- 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:
Mini HOPE VI

- 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:

See Executive Summary for Tonomy Hill redevelopment policy.

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 3-5	
2. Activity type: Demolition <input checked="" type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>02/29/00</u>	
5. Number of units affected: 142	
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: 09/01/00	
b. Projected end date of activity: 11/30/00	

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:	1/16/98
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?

6. Number of units affected: 110	Note: Of the three elderly developments only
7. Coverage of action (select one)	Donovan Manor is affected by the change. The 54 disabled households at Donovan, either have been
<input checked="" type="checkbox"/> Part of the development	or will be relocated to other one-bedroom public housing units, including other elderly
<input type="checkbox"/> Total development	developments.

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.)	

<p>4. Status of Conversion Plan (select the statement that best describes the current status)</p> <p><input type="checkbox"/> Conversion Plan in development</p> <p><input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway</p>
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <p><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)</p> <p><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent</p> <p><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units</p> <p><input type="checkbox"/> Other: (describe below)</p>

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)]

Homeownership is contemplated under HOPE VI program. 11 homeownership units are included in current LIHTC application to Rhode Island Housing. Details of approach and funding sources to be worked out as pending application is refined.

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.) To be reviewed.

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 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)? Department of Human Services (Frank Kardusky) provides assistance to all housing authorities with individual welfare agencies.

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)
Even Start program

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 (in process)
- 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)
Link to Rent Determination

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)
<i>Elderly social services coordinator</i>	358	Occupancy	Donovan Manor	Public housing
ESL	20	Program eligible	Sullivan School	Public housing
GED	20	Program eligible	Sullivan School	Public housing
Resident council employment readiness				Public housing
Resident council				Public housing
CODAC III		Referrals	Florence Gray Center	Public housing
Head Start/Child Care	45	Referrals	Florence Gray Center	Public housing
Boys and Girls Club	110	Program eligible	Florence Gray Center	Public housing
Double Dutch (girls program)	30	Program eligible	Florence Gray Center	Public housing
PHA Basketball League	40	Program eligible	Florence Gray Center	Public housing

(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?
Approved 8/97
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 903.79 (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 separate survey

Similar questions are routinely included in other surveys

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

Tonomy Hill, Park Holm, Chapel Terrace

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)
Community Oriented Policing

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

The 3 family developments – Tonomy Hill, Park Holm and Chapel Terrace.

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)

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

As above – Tonomy Hill, Park Holm and 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. (Filename: RI005e03)

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?
Not applicable.
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)

Comments from the Newport Public Housing Residents Council, identified as Attachment F to this Plan (RI005f03)

Provided below:

For purposes of this submission the Newport Public Housing Residents Council is recognized as the Resident Advisory Board.

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Narrative descriptions were revised to place more emphasis on achieving increased economic independence for present residents, and to ensure an appropriate consistency between the Five-Year/Annual Plans and the prospective HOPE VI revitalization strategy

Other: (list below)

HACN has committed to a series of workshops to review all applicable policies, beginning in June of FY 2000.

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

1. Yes No: Does the PHA meet the exemption criteria provided by 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)

Note: Results of election are submitted to the City Council, which makes the final selection. Historically the selection has been the person with the highest vote.

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)
State of Rhode Island Consolidated Plan – 2000-2005

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
To be determined, based on continuing review of current Consolidated Plan.

D. Other Information Required by HUD

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

Attachments

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

- Attachment A - Admissions Policy for Deconcentration (RI005a03)
- Attachment B - Capital Fund Program & Annual Statements Parts I, II, III (RI005b03)
- Attachment C - Organizational Chart (RI005c03)
- Attachment D - Optional Table for 5-Year Action Plan for Capital Fund (RI005d03)
- Attachment E - Public Housing Drug Elimination Program Plan (PHDEP) (RI005e03)
- Attachment F - Comments of Newport Resident Council/Resident Advisory Board (RI005f03)
- Attachment G - Newport Housing Authority Plan of Action in 10/14/99 Letter to HUD Responding to Audit Report No. 99-BO-202-01003 (RI005g03)
- Attachment H - Proposed Revitalization Plan for Tonomy Hill as set forth in HOPE VI Application
- Attachment I - Optional Public Housing Asset Management Table

Table Library

**THE HOUSING AUTHORITY
OF THE
CITY OF NEWPORT, RHODE ISLAND**

ATTACHMENT A

ADMISSIONS POLICY FOR DECONCENTRATION

The HACN will review its Admission and Continued Occupancy Policy for conformance to QHWRA and HUD's Final Rule, 24CFR Part 903.7(c)(2) with respect to deconcentration of very low-income families and income-mixing.

ATTACHMENT B
Capital Fund Program Annual Statement
Parts I, II, and II

Annual Statement
Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number RI43P00550100 FFY of Grant Approval: (09/2000)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	0
2	1406 Operations	0
3	1408 Management Improvements	355,500
4	1410 Administration	222,700
5	1411 Audit	0
6	1415 Liquidated Damages	0
7	1430 Fees and Costs	94,000
8	1440 Site Acquisition	0
9	1450 Site Improvement	179,100
10	1460 Dwelling Structures	1,656,151
11	1465.1 Dwelling Equipment-Nonexpendable	0
12	1470 Nondwelling Structures	0
13	1475 Nondwelling Equipment	72,000
14	1485 Demolition	0
15	1490 Replacement Reserve	0
16	1492 Moving to Work Demonstration	0
17	1495.1 Relocation Costs	0
18	1498 Mod Used for Development	0
19	1502 Contingency	0
20	Amount of Annual Grant (Sum of lines 2-19)	2,579,451
21	Amount of line 20 Related to LBP Activities	0
22	Amount of line 20 Related to Section 504 Compliance	0
23	Amount of line 20 Related to Security	90,000
24	Amount of line 20 Related to Energy Conservation Measures	24,000

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

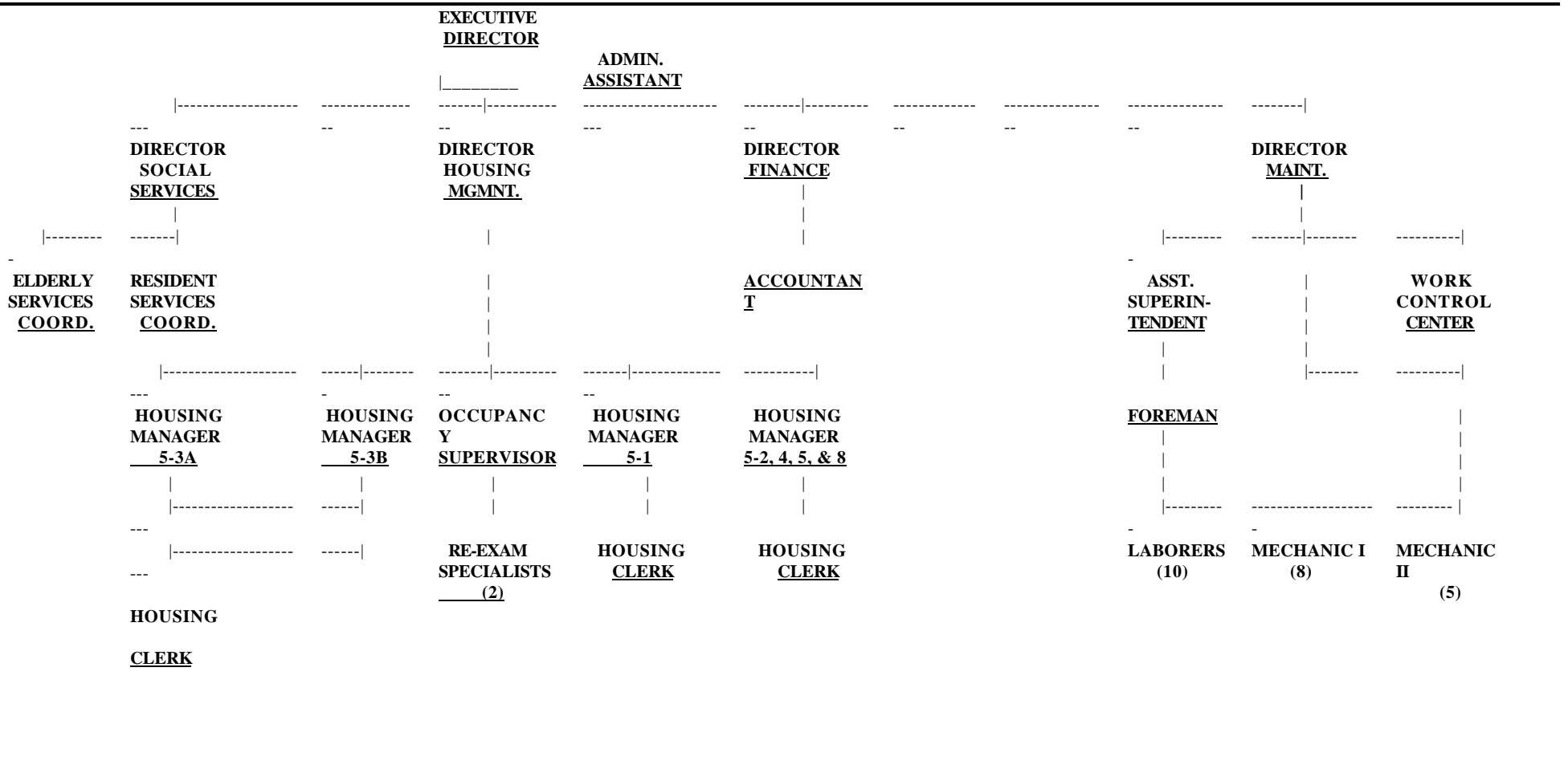
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
RI 5-1 Park Holm	A. Construct trash enclosures	1450	80,000
	B. Replace entrance stairs	1460	165,666
	C. Replace boilers	1460	24,000
	Sub Total:		269,666
RI 5-2 Chapel Terrace	A. Construct trash enclosures	1450	10,000
	Sub Total:		10,000
RI 5-3 Tonomy Hill	A. Renovate kitchens	1460	668,460
	B. Renovate bathrooms	1460	652,025
	Sub Total:		1,284,485
RI 5-4 Pond/Edgar	A. Construct trash enclosures	1450	10,000
	B. Replace sidewalk	1450	36,400
	Sub Total:		46,400
RI 5-5A Donovan Manor	A. Replace sidewalks	1450	35,200
	B. Install night buzzer	1460	2,000
	Sub Total:		37,200
RI 5-5 Chapel/Coddington	A. Renovate kitchens	1460	180,000
	Sub Total:		180,000
RI 5-8 Earl	A. Construct trash enclosures	1450	7,500
	Sub Total:		7,500
PHA-Wide	A. Unit preparation	1460	250,000
	Sub Total:		250,000
Non-Dwelling Equipment	A. Computers	1475	22,000
	B. Pickup truck	1475	15,000
	C. Service van	1475	20,000
	D. Maintenance equipment	1475	15,000
	Sub Total:		72,000
HA-Wide Management Improvements	A. Security program	1408	90,000
	B. Resident employment	1408	125,500
	C. Resident Council operations	1408	124,000
	D. Software upgrade	1408	10,000
	E. Staff training	1408	6,000
	Sub Total:		355,500
HA-Wide Administrative Costs	A. Salary and benefit allocation for administrative employees	1410	222,700
	Sub Total:		222,700
Fees & Costs	A. Architect/Engineer	1430	67,900
	B. Clerk of Works	1430	26,100
	Sub Total:		94,000

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
RI 5-1 Park Holm	3/31/02	9/30/03
RI 5-3 Tonomy Hill	3/31/02	9/30/03
RI 5-4 Pond/Edgar	3/31/02	9/30/03
RI 5-5A Donovan Manor	3/31/02	9/30/03
RI 5-5B Chapel/Coddington	3/31/02	9/30/03
RI 5-8 Earl	3/31/02	9/30/03

ATTACHMENT C ORGANIZATION CHART



ATTACHMENT D

Optional Table for 5-Year Action Plan for Capital Fund

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<p>See attached Comprehensive Grant program summary. Revisions to program will be completed for June submission, and will reflect current status of redevelopment plans discussed in the Annual Plan.</p>				
Total estimated cost over next 5 years				

**Five-Year Action Plan
Part I: Summary
Comprehensive Grant Program (CGP)**

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

OMB Approval No. 2577-0157 (Exp. 07/31/98)

HA Name:	Locality (City/County & State):			Original	Revision No.
Newport Housing Authority	Newport, Newport County , Rhode Island				
A. Development Number/Name	Work Stmt for Year 1 FFY:	Work Statement for Year 2 FFY: <u>2001</u>	Work Statement for Year 3 FFY: <u>2002</u>	Work Statement for Year 4 FFY: <u>2003</u>	Work Statement for Year 5 FFY: <u>2004</u>
RI 5-1 Park Holm	See Annual Statement	226,266	579,800		25,000
RI 5-2 Chapel Terrace			125,000		50,000
RI 5-3 Tonomy Hill		1,414,485	741,685	1,157,651	1,611,251
RI 5-4 Pond/Edgar		76,000	88,400	380,000	106,000
RI 5-5A Donovan Manor		110,000	280,000	65,600	15,000
RI 5-5B Chaple/Coddington			68,000	304,000	100,000
RI 5-8 Earl		23,500	24,366		
B. Physical Improvements Subtotal			1,850,251	1,907,251	1,907,251
C. Management Improvements		355,500	355,500	355,500	355,500
D. HA-Wide Nondwelling Structures and Equipment		57,000			
E. Administration		222,700	222,700	222,700	222,700
F. Other		94,000	94,000	94,000	94,000
G. Operations					
H. Demolition					
I. Replacement Reserve					
J. Mod Used for Development					
K. Total CGP Funds		2,579,451	2,579,451	2,579,451	2,579,451
L. Total Non-CGP Funds					
M. Grand Total		2,579,451	2,579,451	2,579,451	2,579,451

Signature of Executive Director and Date:

X

Signature of Public Housing Director/Office of Native American Programs Administrator and Date:

X

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

Work Statement for Year 1 FFY:	Work Statement for Year <u>4</u> FFY: <u>2003</u>			Work Statement for Year <u>5</u> FFY: <u>2004</u>		
	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/General Description of Major Work Categories	Quantity	Estimated Costs
See Annual Statement	RI 5-3 TONOMY HILL			RI 5-1 PARK HOLM		
	A. Upgrade heating system	166	821,187	A. Landscaping		25,000
	B. Upgrade plumbing and DHW heater	166	336,464	Sub Total:		25,000
	Sub Total:		1,157,651			
	RI 5-4 POND AVENUE/EDGAR COURT			RI 5-2 CHAPEL TERRACE		
	A. Renovate kitchens	76	380,000	A. Exterior painting	14	50,000
	Sub Total:		380,000	Sub Total:		50,000
	RI 5-5 CHAPEL/CODDINGTON			RI 5-3 TONOMY HILL		
	A. Renovate kitchens	60	304,000	A. Upgrade heating system	166	821,187
	Sub Total:		304,000	B. Upgrade plumbing and DHW heaters	166	336,464
			C. Upgrade storm drain sys		200,000	
			D. Site improvements		253,600	
			Sub Total:		1,611,251	
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

Work Statement for Year 1 FFY:	Work Statement for Year <u>4</u> FFY: <u>2003</u>			Work Statement for Year <u>5</u> FFY: <u>2004</u>		
	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/General Description of Major Work Categories	Quantity	Estimated Costs
See Annual Statement	RI 5-5A DONOVAN MANOR			RI 5-4 POND AVENUE/EDGAR COURT		
	A. Install individual apartment thermostats	164	65,600	A. Replace sidewalks		30,000
	Sub Total:		65,600	B. Replace appliances	76	76,000
				Sub Total:		106,000
				RI 5-5A DONOVAN MANOR		
				A. Replace sidewalks		15,000
				Sub Total:		15,000
				RI 5-5B CHAPEL/CODDINGTON		
				A. Replace sidewalks		25,000
				B. Re-point seal brick	12	75,000
			Sub Total:		100,000	
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Five-Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

Work Statement for Year 1 FFY:	Work Statement for Year <u>2</u> FFY: <u>2001</u>			Work Statement for Year <u>3</u> FFY: <u>2002</u>		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Costs
See Annual Statement	A. Security Program		90,000	A. Security Program		90,000
	B. Resident employment		125,500	B. Resident employment		125,500
	C. Resident Council operations		124,000	C. Resident Council operations		124,000
	D. Software upgrades		10,000	D. Software upgrades		10,000
	E. Staff training		6,000	E. Staff training		6,000
	Sub Total:		355,500	Sub Total:		355,500
	Salary allocation of HA Administrative employees		222,700	Salary allocation of HA Administrative employees		222,700
	Sub Total:		222,700	Sub Total:		222,700
	Fees & Costs			Fees & Costs		
	A. Architect/Engineer		67,900	A. Architect/Engineer		67,900
	B. Clerk of Works		26,100	B. Clerk of Works		26,100
	Sub Total:		94,000	Sub Total:		94,000

	Subtotal of Estimated Cost		Subtotal of Estimated Cost	
--	----------------------------	--	----------------------------	--

Five-Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

Work Statement for Year 1 FFY:	Work Statement for Year <u>4</u> FFY: <u>2003</u>			Work Statement for Year <u>5</u> FFY: <u>2004</u>			
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Costs	
See Annual Statement	A. Security Program		90,000	A. Security Program		90,000	
	B. Resident employment		125,500	B. Resident employment		125,500	
	C. Resident Council operations		124,000	C. Resident Council operations		124,000	
	D. Software upgrades		10,000	D. Software upgrades		10,000	
	E. Staff training		6,000	E. Staff training		6,000	
	Sub Total:		355,500	Sub Total:		355,500	
	Salary allocation of HA Administrative employees		222,700	Salary allocation of HA Administrative employees		222,700	
	Sub Total:		222,700	Sub Total:		222,700	
	Fees & Costs			Fees & Costs			
	A. Architect/Engineer		67,900	A. Architect/Engineer		67,900	
	B. Clerk of Works		26,100	B. Clerk of Works		26,100	
	Sub Total:		94,000	Sub Total:		94,000	
	Subtotal of Estimated Cost				Subtotal of Estimated Cost		

ATTACHMENT E

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$ 241,055

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R _____

C. FFY in which funding is requested 2000

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long
 Funding is used to provide Boys & Girls Club prevention programs which include indoor soccer, photography classes & the "Smart Moves" program to name a few. CODAC III provides drug treatment programs including a street outreach worker to provides drug free messages and structural activities. Sports programs include Inter-Housing Authority Travel Basketball league and Double Dutch Program. These programs are invaluable in our efforts to help residents become responsible citizens and leaders.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
RI 5-1 Park Holm	262	560
RI 5-2 Chapel Terrace	76	197
RI 5-3 Tonomy Hill	498	1115

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ 12 Months X 18 Months _____ 24 Months _____ Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	330,600	RI43DEP0050195			
FY 1996	330,600	RI43DEP0050196			
FY 1997	330,600	RI43DEP0050197			
FY1998	327,300	RI43DEP0051098	27,640		6/2000
FY 1999	241,055	RI43DEP0050199	200,185		2/2001

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The collaboration of Newport Police Department, CODAC III, Boys & Girls Club and Resident Council provides various services and programs for address the needs of residents. In partnership with the Newport Police Department the goal at improving quality of life in Housing Authority neighborhoods is achieved through the use of police personnel and material resources. Activity includes undercover investigative services as well as an on-site Community Oriented Policing officer resulting in a reduction in targeted crimes and overall behavior. The on-site, confidential, substance abuse treatment program provided by CODAC III is fully utilized by residents. Street outreach worker has focused on generating activities with job searches for youth, family fun night, sports events, discussion groups and sleepovers with the emphasis on drug education. The system for monitoring and evaluating PHDEP funded activities is through the number of participants who get involved, the number of residents who have remained drug free after treatment, the youth who stay in school and go on to higher education and through surveys. Bi-monthly or monthly meetings are held for all PHDEP providers.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY <u>2000</u> PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	93,555
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	80,000
9170 - Drug Intervention	12,500
9180 - Drug Treatment	55,000
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	241,055

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement						Total PHDEP Funding: \$93,555	
Goal(s)	To decrease crime and crime-related activities						
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Patrols			2/2001	2/2002	93,555	60,000	Decrease in reported crime
2.							
3.							

9120 - Security Personnel						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9130 - Employment of Investigators						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$80,000		
Goal(s)							
Reduce drug usage among residents							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Summer Camp	100	1000	6/2001	8/2001	20,000	10,000	
2. Education	275	1000	2/2001	2/2002	10,000	5,000	
3. Boys & Girls Club	275	1000	2/2001	2/2002	50,000	25,000	

9170 - Drug Intervention					Total PHDEP Funding: \$12,500		
Goal(s)							
Reduce drug usage among residents							
Objectives							
Make contact with 500 residents							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators

1. Various activities	50	1000	2/2001	2/2002	12,500	7,500	
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$55,000		
Goal(s)	Reduce drug usage among residents						
Objectives	Access 80 residents at on-site treatment facility						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Counseling	80	1872	2/2001	2/2002	55,000	10,000	Successfully treat 15%
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	All activities	93,555	All activities	93,555
9120				
9130				
9140				
9150				
9160	All activities	80,000	All activities	80,000
9170	All activities	12,500	All activities	12,500
9180	All activities	55,000	All activities	55,000
9190				
TOTAL		\$241,055		\$241,055

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

ATTACHMENT F
NEWPORT RESIDENTS COUNCIL, INC.

"Building of H.O.P.E" ~ One Park Holm

Newport, Rhode Island 02840

Phone: (401) 848-7321 ~ Fax: (401) 848-9460

E-mail: jfw_nrc@aiconnect.com

March 7, 2000

BOARD of DIRECTORS

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Donovan Manor

Alberta Kinard

Shirley O'Brien

Edgar Court/

Low Rise/

Earl Avenue

Patricia Bennett

Coddington/Pond

Robert Carson

Ms. Marlene Piekarsky
Providence Public Housing Division
U. S. Department of Housing and Urban Development
10 Weybosset Street
Providence, Rhode Island 02903

Dear Ms. Piekarsky:

The purpose of this notice is to state the views and recommendations held by the Newport Residents Council, Inc. (NRC)/Residents Advisory Board (RAB) with the intent to have said views reflected, or incorporated, in the PHA Plan.

Initially, the NRC/RAB was asked by the Board of Commissioners to provide 4 of their 9 main priorities of the 18 required elements of the Plan to be voted upon and incorporated in the PHA Plan. This was to be executed at a regular Board of Commissioners meeting held on Thursday, February 10, 2000.

However, the NRC/RAB has determined to provide only 2 of the four at this time, and the remaining two to be dealt with at a series of NRC/RAB & HACN workshops to begin in June 2000. Furthermore, the RAB suggests that a cut-off time be put on resolving the remaining elements by September 2000, and that if this can not be achieved by that time the PHA Plan be modified or amended to reflect a more accurate position of both the NRC/RAB and the Housing Authority as pursuant to Section 903.21. It is the reasoning of the NRC/RAB that the other elements are of such complexity time would not allow for a meaningful and beneficial representation of the needs and concerns of the Residents of Public Housing within the Housing Authority of the City of Newport

The two elements NRC/RAB is prepared to present at this time are Housing Needs and Financial Resources. The NRC/RAB will offer several possible solutions, within the context of the two elements, for which it thinks will enhance the Housing Authority of the City of Newport in its vision to provide decent, safe and affordable housing, and to provide economic opportunities whereby developing higher standards of living and quality of lifestyle changes for the Residents of Public Housing.

1. Housing Needs should reflect in part the number of available housing stock accessible to those in need of its supply. We can add to the existing inventory by 200 units, a 1 for 1 replacement or, at the very least, limit the maximum loss of the supply by 10 %, either by individual development or in total. The waiting list should also be considered an integral factor in determining the housing needs of the targeted population of the community. One of the ways to protect and improve the housing stock is to provide 60% for extremely low-income (0-30%), 20% for very low-income (31-60%) and 20% for low-income (61-80%) Residents of Public Housing.

“PERSONAL EMPOWERMENT & COMMUNITY INVOLVEMENT”

One possible example is to have 300 rental units for ELI and 30-40 home ownership units on-site, and 200 rental units for VLI & LI and 10-20 home ownership units off-site. The RAB recommends a balance between quality and quantity, not an “either/or” situation.

2. The NRC/RAB recommends that financial resources should reflect the best effort, and to the maximum extent possible, on the part of the HACN to enable its officially recognized, jurisdiction-wide Residents Council to provide programs and services, jobs, etc. to the Residents of Public Housing. This can be achieved through the most realistic and practical design delivery systems, which would ensure results for the targeted population and develop potential models of success. One of the means available to reach this goal would be to allocate either 25% of the Comp. Grant or 10% of the total gross income of the HACN in any given year. Over the next 5 years, this can be established on an incremental basis and dependent on the need of the community in each subsequent year. We can start in the first year to allocate half of the proposed percentage amount, for example, 12.5% or 5% respectively, until in year 5 the maximum level could be attained, if need be.
3. The NRC/RAB is the officially recognized organization and voice of the residents and shall be provided the reasonable financial resources to administer and maintain its function as stated in Section 903.13(a) (2). This can be achieved either separate from any existing financial and contractual/MOU relationship HACN has with the NRC or can be included as additional financial support to reflect the purpose of the NRC/RAB, which ever is cost effective.
4. No Demolition without Revitalization/Redevelopment.
5. To establish a Resident Screening and Selection Committee to work with the residents through an informal introduction and exchange of vital information making them feel more connected to the community of Public Housing, which may offset the vacancy/turnover ratio.
6. To aid in the establishing of a Resident Management Corporation, beginning in year one of the PHA Plan.
7. Other elements the NRC/RAB put on the table as recommendations to be reviewed and negotiated were as follows:
 - a.) Eligibility and Admissions Policies
 - b.) Rent Determination
 - c.) Maintenance and Management
 - d.) Grievance Procedures
 - e.) Demolition and Sale of Public Housing
 - f.) Homeownership Program
 - g.) Services, Jobs, Training and Community Work Requirements

Some concerns the NRC/RAB have on the final document of the PHA Plan submitted by the Housing Authority of the City of Newport on February 29,2000.

1. The Housing Authority of the City of Newport failed to comply with Section 903.17 in that a public notice concurring the PHA Plan did not take place 45 days before the actual day of a Public hearing, which was held on February 3, 2000. The earliest date to comply should have been December 17 or 20, 1999, but was not until, at least as the NRC/RAB can determine, January 25, 2000.
2. The Housing Authority of the City of Newport failed to comply with Section 903.13 in that although it acknowledged the RAB officially, it would not provide reasonable financial resources per Section 903.13(a) (2). HACN determined that it provides adequate funding already to facilitate the RAB function within the existing contractual/MOU relationship.
3. The Housing Authority of the City of Newport has with tepidity, if not reluctance, adhered to the guidelines of the statute relating to Section 903.13 (c)(1) in that meaningful resident participation and resident recommendations were not as reflective as should be within the PHA Plan. The NRC/RAB believes that HACN placed too much emphasis on their plans for HOPE VI and Phase I, and on their staff at the expense of valuable resident needs, concerns and, therefore, recommendations. These needs and concerns were to improve upon present gains won hard by the NRC/RAB on behalf of the residents of the community. The NRC/RAB is willing to provide whatever documentation is needed to support its forward moving progress to substantiate this claim.

In closing, HACN has agreed to conduct a series of workshops beginning in June 2000; however, they were not responsive to the recommendations made by the NRC/RAB to work out the details of the elements by September 2000. Therefore, the NRC/RAB recommends, as it has exhibited and as it will continue through a spirit of cooperation and collaboration, that the PHA Plan be allowed to stand as is until the September, 2000, and that if the NRC/RAB and HACN can not successfully reach an accord that the PHA Plan be disapproved and revisited with the support of HUD or an independent mediator.

If you have any question concern this matter please do not hesitate to contact me at (401) 849-7321. On behalf of all the Residents of Public Housing, the NRC/RAB thanks you for your time and consideration on these important matters.

Sincerely yours - in Love and Peace,

NOTE: Original signature on file

John F. Weeden
Executive Director

Cc: Housing Authority of the City of Newport
Rhode Island Legal Services
Hurry Korman, HUD's Community Builders Fellowship
Rhode Island Public Housing Tenants Association
Public Housing Residents National Organizing Campaign

ATTACHMENT G

October 14, 1999

Ernest M. Blanchette
Division A Director
Department of Housing & Urban Development
Office of Public Housing
Thomas P. O'Neill Federal Building
10 Causeway Street
Boston, MA. 02222-1092

RE: Audit Number 99-BO-202-1003

Dear Mr. Blanchette:

This letter is in response to the above-referenced audit report which contains the following two findings:

FINDING NO. 1

The Tonomy Hill property is not maintained in a decent, safe and sanitary condition.

FINDING NO. 2

Vacant Units are not prepared for occupancy on a timely basis.

The Tonomy Hill Development is too large, manifests deficiencies in original design, physical deterioration, obsolescence of major systems and a negative image which contributes to the cumulative inability to attract and retain a mixed income tenancy.

We estimate, based on cost estimates developed as part of our 1999 HOPE VI efforts, that it will require in excess of \$28,000 per unit to address the short term deficiencies alone in Tonomy Hill. Based on this estimate approximately \$14,000,000 would be required. Assuming an allocation of \$1.4 million per year from comprehensive grant funds, the time projected to accomplish this work would be ten years.

Ernest M. Blanchette
October 14, 1999
Page two

This Authority, the Residents Council and the City have jointly developed a plan for the entire north end of the city which, among other improvements establishes a mixed income, mixed tenancy development plan for the Tonomy Hill site as well as other replacement housing off site.

This strategy resulted in the Authority's 1999 HOPE VI application. We feel that the HOPE VI program is ideally suited to address the problems in Tonomy Hill.

Although the Authority was not successful in its 1999 HOPE VI application we did very well on our first attempt by scoring 82 of a possible 100 points. It should be noted that the last Authority funded in 1999 had a score of 85.

We were further encouraged by our HOPE VI application debriefing at HUD, Washington by Milan Ozdinec on September 27, 1999 and by a personal visit to the Tonomy Hill site by Elinor Bacon, Deputy Assistant Secretary, Office of Public Housing Investments, on October 1, 1999.

We are confident that what we have learned from our first attempt at HOPE VI and what we have learned through HUD's very helpful debriefing process will improve our Year 2000 HOPE VI application.

Accordingly, at a Special Commissioners' Meeting on October 12, 1999, the Board of Commissioners unanimously voted to submit a Year 2000 HOPE VI grant application.

The development team will once again consist of the Authority, the Residents Council, Trinity Financial and Stockard & Engler & Brigham.

Consistent with its intention to re-submit its HOPE VI application in 2000, the Authority intends to pursue a replacement strategy as its long-term capital improvement approach at Tonomy Hill. This will be reflected in the five year comprehensive plan to be submitted to HUD in 2000. We intend to move aggressively to demolish and replace units on a portion of the site and concurrently, to address the most pressing maintenance and safety issues in the remainder of the site. We believe that this approach is fully responsive to the referenced audit findings. Moreover, we believe that the proposed approach provides a current response to the audit findings regardless of the outcome of the HOPE VI application to be submitted in 2000.

In the interim, the Authority intends to use comprehensive grant, city and state funds and tax credits on a staged basis to replace as many Tonomy Hill units as possible. Only if insufficient funds are available will the Authority pursue partial rehabilitation of existing units.

The HOPE VI application required a certification from an engineer concerning the condition of the existing buildings, and a letter from a reputable real estate market analyst concerning the existing market conditions in the vicinity of the project, as well as the anticipated changes following full replacement of the presently obsolete and distressed unit. I have attached both of those documents in support of the replacement strategy outlined in this letter.

We feel that the approximately \$14,000,000 required to partially rehabilitate the existing 498 units in Tonomy Hill, if combined with 9% tax credits, would replace approximately 380 units at a cost of \$37,000 per unit. These units would be significantly more attractive and marketable to a mixed income tenancy than the current structures and would alleviate many, if not all, of the problems cited in the audit.

To specifically address the findings made in the audit, the Authority hereby commits \$3,700,000 in comprehensive grant and operating funds to replace/partially rehabilitate the existing units in Tonomy Hill over the next three years.

The 1998, 1999 and 2000 Comprehensive Grant Program expenditure plan for the funds are as follows:

1. Demolition. Relocation and Site Work

The Authority proposes to demolish 132 of the 260 units in Tonomy Hill that have yet to be fully lead abated. Residents would be relocated to other public housing/Section 8 units and the site prepared for replacement units.

Cost Estimate:

Demolition	132 units @ \$3,200	=	\$422,400
Relocation	132 residents @ \$750	=	99,000
Site preparation	132 units @ \$2,700	=	<u>356,400</u>

Total: \$877,800

2. Lead Abatement

The Authority proposes to abate the lead contained in the remaining 128 units not yet fully lead abated.

Cost Estimate:

Abate lead and paint wood trim in 128 units @ \$1,670	=	\$213,500
--	---	-----------

3. Preventive Maintenance Program and Unit Preparation.

The Authority proposes to immediately fill four vacant positions on the maintenance staff currently funded in the operating budget and dedicate these staff resources to an aggressive preventive maintenance program in Tonomy Hill. The Authority also proposes to contract out the preparation of an additional 100 vacancies over the next 2.5 years.

The Authority will also focus staff resources on contact with the resident population to better understand the housing needs of the population and to communicate with that population concerning the Authority's lease requirements related to maintenance of units. One objective will be to monitor more closely those units where there is reason to anticipate unannounced departures.

Cost Estimate:

Four maintenance staff (currently budgeted in operations)	=	0
Vacancy preparation 100 units @ \$2,400	=	<u>\$240,000</u>
<i>Total:</i>		\$ 240,000

4. Develop 75 Replacement Units on the Site

The Authority proposes to reserve \$2,372,312 in Comprehensive Grant Program funds for replacement of 75 units in Tonomy Hill as part of a "first phase" replacement strategy in conjunction with a December 1999 tax credit application submitted to Rhode Island Housing and Mortgage Finance Corporation. This would be a joint effort by the Authority and Trinity Financial. The \$2,372,312 represents the Authority's contribution toward development resources as proposed in the attached 75 Unit Development Budget for this development.

Cost Estimate:

Develop 75 replacements units @ \$31,631	=	<u>\$2,372,325</u>
<i>Total:</i>		\$2,372,325

Ernest M. Blanchette
October 14, 1999
Page five

The total budget for the above work program designed to address the two audit findings is \$3,703,612 over the next three years and will be funded as follows:

Comprehensive Grant Program 1998	\$1,008,000
" " " 1999	1,203,000
" " " 2000	1,400,000
Operating Reserve	<u>100,000</u>
Total funds available to support work program to address findings:	\$3,711,000

In addition, the Authority pledges that \$1.4 million per year from anticipated Comprehensive Grant Program funds for Year 2001 - 2007 (\$9.8 million) will be committed either to a continuing Tonomy Hill replacement strategy or a partial rehabilitation strategy which will be submitted to HUD as part of the Authority's Five Year Plan.

To the degree that other funding sources are identified to fill the gap in funding, the need for Comprehensive Grant Program funds could be reduced. This would increase the funds available for other components of a short-term maintenance strategy.

We believe that the strategy contained in this response addresses the two findings contained in the audit report and is, at the same time, consistent with the goal of total replacement of the Tonomy Hill housing stock as previously adopted by the Authority, the City and the Resident Council.

I appreciate the time you have given me in preparing this response and I look forward to discussing it with you. Should you have any questions in this regard please do not hesitate to call me at (401) 847-0185, extension 201.

Sincerely,

Daniel W. Marvelle, Jr.
Executive Director
FOR THE AUTHORITY

DWM/me
Attachments

ATTACHMENT H

Housing Authority of the City of Newport
 Redevelopment Program for Tonomy Hill as proposed for 2000 HOPE VI Application
 April 7, 2000

Component	Less than 60% AMI (1)	Greater than 60% AMI	Total
Existing Units			
Occupied	398	0	398
Vacant	100	0	100
Total	498	0	498
Proposed Program			
Tonomy Hill Site			
Rental	250	75	325
Homeownership	50	50	100
Total Tonomy Hill Units	300 (2)	125	425
Off-Site - Other North End			
Rental (3)	60	180	240
Off-Site - Other Sites			
Rental (4)	138	62	200
TOTAL UNITS	498	367	865

Notes:

1. AMI = Area median family income, which was estimated at \$37,121 in 1999.
2. Total affordable units proposed is 300; the balance between rental and homeownership. Homeownership can be shifted to provide for a greater proportion of rental units.
3. The City has committed 60 affordable units, 25% of a proposed total of 240 units.
4. The goal is to provide 138 new units of affordable housing. The total number of units, including units at all income levels, has not been determined. The total of 200 units is simply a preliminary estimate of the total.
 number of units that might be provided.

ATTACHMENT I
Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management

Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / Disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
RI 5-3	139	Phase 1 Redevelopment Program for Tonomy Hill	Initial phase of comprehensive revitalization of Tonomy Hill	142	81 56 Public Housing 25 LIHTC		11	
RI 5-1	Park Holm	Replacement of windows (262)						
RI 5-3	Tonomy Hill	Renovate kitchens and bathrooms (funds to be re-programmed as part of redevelopment activity noted above)						
RI 5-4	Pond/Edgar	Replace building entry and doors, closet door, basement windows, heating boilers, DHW heaters						
RI 5-5A	Donovan Manor	Upgrade/expand surveillance cameras, install handrails						
RI 5-5B	Chapel/Coddington	Replace appliances						
RI 5-8	Earl	Replace roof, gutters, downspouts						

Note: This table contains the projected activity for the first phase of redevelopment activity at Tonomy Hill, and the program for the current year of the Comprehensive Grant program.