

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: The Housing Authority of the City of Newport, Rhode Island PHA Code: RI005, Newport PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: 04/01/12:
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2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 711 Number of HCV units: 489
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3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only
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4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)
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	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					

5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.
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5.1	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 for the next five years: The Mission of the Housing Authority of the City of Newport, Rhode Island is to provide decent, safe, sanitary, affordable housing, and to promote homeownership, economic development, and economic self-sufficiency for public housing residents and a living environment free from discrimination and crime.
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5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Below is a listing of some goals and objectives important for the next year:

Development and Redevelopment: Park Holm Master Plan:

- a). Segment #1 - Renovations
- b). Segment #2 – Mid-rise building for one bedroom elderly apts. & services (may include selective demolition to complete 202 site).
- c). Segment #3 – Possibly replace a few buildings in areas that might benefit the renovation work with new units which will replace certain buildings identified in the Master Plan. The intent is to consider completing individual neighborhoods.
- d). Demo/Dispo related to Park Holm Master Plan.
- e). Submit HUD 811 application and/or application for any VA housing Funds 2011-2012.
- f). Explore feasibility of developing assisted living units monitoring with home health care providers.
- g). Work with Newport County Affordable Housing Development Corporation in seeking funds for affordable housing and services benefiting persons within our communities.
- h). Lease to purchase homeownership program and other homeownership opportunities including any dispo applications as needed using replacement housing funds and other available funds.
- i). Develop affordable market rate housing units on vacant land owned by HACN.
- j). Phase V Homeownership Program.
- k). Green Housing Program.
- l). Green building program or project that incorporates alternating energy sources (i.e., wind turbines, geo thermal solar, etc.)
- m). Remediation of land and other site improvements at Park Holm as needed.

Operations and Section 8:

- Expand communications using new & additional technology.
- Continue improving our procurement processes using N.A.H.R.O.'s e-procurement for technical assistance.
- Seek an extension of the designation plan for Donovan Manor or an application for elderly only designation.
- Continue to assess and maximize use of HACN non-residential space.
- Conduct annual flat rent study and implement .
- Utilize operational resources to begin making property improvements.
- Continue to evaluate its ACOP & Section 8 Administrative Plan
- Continue to work with the Newport Residents Council and residents regarding issues such as crime prevention, healthy housing, parking policy, resident services and other activity as appropriate.
- Continue to review and make changes to the current lease, including imposing late rent, legal, and court fees.
- Continue to develop and implement an Operations Plan authority-wide.
- Continue to update the charges for maintenance repairs and service.
- Achieve high performer status in Public Housing.
- Maintain high performer status in Section 8.
- Maintain high scores for REAC inspections.
- 100% Vendor Utilization.

Energy Efficiency:

- Develop a system for monitoring utility consumption in common areas and apartments.
- Develop and implement an energy and water conservation strategy.
- Evaluate current excess utility charges to households.
- Participate in the PHARI energy consortia.
- Conduct a feasibility analysis for renewable energy production on HACN land.
- Develop and renovate units using Energy Star standards as a minimum threshold for energy efficiency.
- Develop preventative programs related to energy conservation and changes for excess utilities including water & sewer.
- Explore weatherization funding sources.
- Work with consultants & energy companies to do an independent grade energy audit which may lead into energy performer contracts.

Community Services & Self Sufficiency (CSS) and Resident Services (RS) Programs:

- Implement a voluntary family self sufficiency (FSS) and homeownership program.
- Conduct a needs assessment of services for the residents of our elderly/disabled properties in conjunction with VNS of Newport.
- Implement a Park Holm "Road to Success Program".
- Work to maximize utilization of the Virtual Learning Center (VLC).
- Explore the development of a rewards & recognition program for 1) volunteers in the community and/or 2) residents being on defined, Good citizenship status i.e., timely rent payers.
- Continue to survey residents for a needs assessment for services in Park Holm including the new program "Helping Students Succeed" with expansion potential to Chapel Terrace.
- Develop a plan for an elderly fitness center in collaboration with Visiting Nurse Services at Donovan Manor or other Suitable uses of that space.
- Continue to offer a summer employment program hiring a number of youth residing in our developments.

Staff Development:

- Continue with staff development & training.
- Continue with the Risk Management Committee and their proactive work to reduce injury and claims.

Board Development:

- Continue board development and training.
- Work with Newport Resident Council (NRC) in organizing an election for nominations that appoint Resident Commissioners to the Board as terms expire or vacancies exist.
- Hold a Strategic Planning Session on an annual basis.
- Hold budget workshops for Board members and Sr. Staff prior to the required HUD submission of the budget certification.

6.0

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

- Element #1- Eligibility, Selection & admissions Policies, Including Deconcentration & Wait List Procedures
- Element #2 – Financial Resources: Planned Sources & Uses
- Element #3 - Rent Determination
- Element #4 – Operations & Management
- Element #6 – Designated Housing For Elderly & Disabled Families
- Element #7 – Community Service & Self-Sufficiency
- Element #10 – Civil Rights Certification

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

- Main Administrative Office of the PHA
- PHA Development Management Offices
- PHA Local Offices
- Main Administrative Office of the Local Government
- Newport Resident Council Administration Office

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

A. DEVELOPMENT

(1) PARK HOLM REDEVELOPMENT PROGRAM, INCLUDING A HUD 202 PROGRAM:

The Housing Authority of Newport intends to continue redeveloping the 262 unit Park Holm public housing development (RI005000001) in accordance with the 2009 Park Holm Master Plan. The Master Plan includes 3 segments: Segment 1 is a Renovation Project; Segment 2 is a HUD 202 mid-rise building that may also seek Veterans Administration (VA) funds; and Segment 3 is a Demolition and New Construction component. Segment 1 underway is multiple phases. Phase 1 (30 renovated units) which was funded with AARA Economic Stimulus Funds and Public Housing Capital Funds was completed in 2010. Phase 2A (12 renovated units) which was funded using Public Housing Capital Funds was also completed in 2010. Phase 2B (9 renovated units) which funded utilizing Public Housing Capital Funds was completed in 2011. HACN will apply for additional funding as it becomes available to complete the redevelopment project, including possibly an estimated \$30 million under the HUD Choice Neighborhoods Initiative; HUD 202 funds, and any possible VA or other funds that are able to assist with this effort.

The timetable for the submission of any possibly funding applications for Park Holm such as the HUD 202 funds; the VA funds; and any other funds for the Park Holm Redevelopment Program is unknown at this time because HUD has not posted a NOFA for these funds to date. Upon said NOFA postings, HACN will seek any relevant available funds.

(2) LEASE-TO-PURCHASE HOMEOWNERSHIP PROGRAM:

The Housing Authority is nearing completion of the first 4 lease-to-purchase units on the former Tonomy Hill HOPE VI site (RI005000001P) with \$1.7 million in HUD Replacement Housing Funds. The Authority intends to construct another two to four lease-to-purchase homes in 2012 - 2013 with additional Replacement Housing Funds, subject to HUD approval.

(3) HUD 811 PROGRAM:

The Housing Authority also intends to apply for any funds that become available under the HUD 811 Program to build 8-10 units of affordable, supportive housing for persons with disabilities with services provided by the James L. Maher Center or another provider of disability services on vacant land previously associated with the former Tonomy Hill HOPE VI site, which is now part of the Park Holm (RI005000001) footprint.

The timetable for submission of the HUD 811 Proposal is unknown at this time, but is subject to HUD's next posting of the 811 NOFA.

B. DEMOLITION AND DISPOSITION

The Housing Authority of Newport intends to have demolition and disposition activity in 2012. Such activity shall be:

• **DEMOLITION/DISPOSITION**

(1) PARK HOLM

The Authority began renovations to Park Holm (RI005000001) buildings with a construction contract for 51 units. Additional units may be added as funds become available. Currently, the Authority is using ARRA and CAPITAL funds for this work. Some buildings in Park Holm have been identified for demolition as part of the Master Plan completed by the architects and approved by the Board of Commissioners. Residents were involved in the development of the Master Plan.

7.0

√ Property Name: Park Holm -AMP 1-RI005000001

Activity: Possible demolition of 98 or more units.
Six or more of these units would be to allow for resident parking and other site improvements as deemed necessary to complete the Park Holm Master Plan (PHMP); including Segment 1: Renovations; Segment 2: New Construction of a HUD 202 (if funded); and Segment 3: New Construction of ACC Units

Status: Planned Demolition Application
Planned Demolition and Disposition Application for the HUD 202

Potential Submission: 2012-2013 subject to a HUD 202 NOFA posting and any other funding availability that would be appropriate (i.e. Choice Neighborhoods, etc.)

Number of Units: Up to 98 units or more as shown in the Master Plan
For the HUD 202 there are 2 units (262 & 263 Park Holm)

Timeline: 2012-2013 subject to a HUD 202 NOFA posting and Choice Neighborhoods Grant funding and/or any other appropriate funding source

• **DISPOSITION**

(1) HUD 811 Supportive Housing

The Authority previously submitted a disposition application to HUD for vacant land whereby 8 – 10 units of supportive housing for persons with developmental disabilities could be constructed, subject to receiving HUD 811 grant funding. The application is under review, however the Authority would re-submit or amend this application as needed.

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.

√ Property Name: Park Holm - AMP 1-RI005000001

(Note: HUD previously considered this land part of the land within the former Tonomy Hill housing development, AMP 1-RI005000001P)

Activity: Disposition of vacant land

Status: Previously submitted but may require a re-submission or amendment in 2012

Potential Submission: July 2012

Number of Units: 0: Vacant Land

Timeline: 2012, subject to a HUD 811 NOFA

(2) LEASE-TO-PURCHASE HOMEOWNERSHIP PROGRAM:

The Housing Authority is nearing completion of the construction of the first 4 lease-to-purchase homes on the former Tonomy Hill HOPE VI site (RI00500001P). The Authority intends to build between another 2-4 lease-to-purchase units in the same area with additional HUD Replacement Housing Funds (RHF), subject to HUD approval. If so required, the Authority will also submit a disposition application to HUD to allow the units to be sold to prospective low-income homebuyers.

√ Property Name: Tonomy Hill - AMP 1-RI005000001P

(Note: HUD may now consider this land part of the Park Holm development, AMP 1-RI005000001)

Activity: Construction of 2-4 lease-to-purchase units and disposition to homebuyer as required

Status: Planned Submission

Potential Submission: 2012, subject to HUD approval

Number of Units: 2 - 4

Timeline: 2012 – 2013 or once Replacement Housing Funds and any required proposal are approved

(3) PHASE V HOMEOWNERSHIP PROGRAM:

The Housing Authority will explore opportunities for Phase V homeownership on the vacant land that was part of the former Tonomy Hill HOPE VI site as part of the HOPE VI Master Plan. Phase V may include a combination of affordable and/or market rate homeownership opportunities.

√ Property Name: Tonomy Hill - AMP 1-RI005000001P

(Note: HUD may now consider this land part of the Park Holm development, AMP 1-RI005000001)

Activity: Construction of up to 80 homeownership units and disposition to developer and/or homebuyers

Status: Planned Submission

Potential Submission: 2012

Number of Units: Up to 80

Timeline: 2012 – 2013 subject to market conditions and developer interest

7.0

(4) GREEN HOUSING PROGRAM:

The Housing Authority will explore opportunities for constructing Green Housing on vacant land owned by the Authority on the former Tonomy Hill site; by the Florence Gray Center; on Girard Avenue; or on Beacon Street.

√ Property Name: To be determined as described above

Activity: Construction of one or more green housing units and disposition to developer and/or homebuyers

Status: Planned Submission

Potential Submission: 2012

Number of Units: Up to 5

Timeline: 2012 – 2013 subject to market conditions and developer interest

(5) GREEN BUILDING PROGRAM:

The Housing Authority will explore opportunities for constructing a Green building opportunity such as a service facility (for example a childcare or educational facility or other needed service facility) or a renewable energy project (for example a wind turbine) on vacant land owned by the Authority on the former Tonomy Hill site; by the Florence Gray Center; on Girard Avenue; or on Beacon Street.

√ Property Name: To be determined as described above

Activity: Construction of a green building project (facility or renewal energy project such as a wind turbine) and disposition of the land to developer

Status: Planned Submission

Potential Submission: 2012

Number of Units: N/A

Timeline: 2012 – 2013

C. CONVERSION OF PUBLIC HOUSING

The Authority plans to explore a possible voluntary conversion of public housing for some of its housing units. An analysis of the properties will be performed to see whether or not such a conversion would be beneficial to the Authority and its residents.

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

D. HOMEOWNERSHIP

The Housing Authority intends to build between 2-4 lease-to-purchase homeownership units on the former Tonomy Hill HOPE VI site (RI00500001P) with HUD Replacement Housing Funds, subject to HUD approval. Please note that HUD may now consider this land as part of development number RI005000001.

In addition, should the Housing Authority fully occupy its Lease-to-Purchase units and have a waiting list for the program, the Authority may explore providing additional opportunities for Lease-to-Purchase homeownership through its existing Phase IV Homeownership Program.

The Housing Authority will explore opportunities for Phase V homeownership on the vacant land that was part of the former Tonomy Hill HOPE VI site as part of the HOPE VI Master Plan. Phase V may include a combination of affordable and/or market rate homeownership opportunities.

The Housing Authority will also explore opportunities for constructing Green Housing on vacant land owned by the Authority on the former Tonomy Hill site; by the Florence Gray Center; on Girard Avenue; or on Beacon Street.

E. PROJECT-BASED VOUCHERS

HACN intends to project base up to 20% of its vouchers in Newport or in other communities within Rhode Island that are not meeting the statewide mandate of having 10% of its housing stock affordable. HACN has an agreement with RI Housing that allows for HACN to provide project based vouchers in these other jurisdictions. Project basing HACN's vouchers is consistent with the PHA plan because it creates and preserves affordable stock for families in need.

7.0

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <ul style="list-style-type: none"> ▪ (Attachments)
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <ul style="list-style-type: none"> ▪ (Attachments)
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

9.0: See the 3 forms attached for each waiting list, including the Public Housing Family/General Developments; Public Housing Elderly/Disabled Developments; and Section 8 Waiting Lists.

SECTION 9.1: STRATEGY FOR ADDRESSING HOUSING NEEDS

- Employ effective maintenance and management policies to minimize the number of public housing units off-line.
- Reduce turn over time for vacated public housing units.
- Reduce time to renovate public housing units.
- Seek replacement of any public housing units lost in inventory through mixed finance development; Section 8 replacement resources, or other replacement mechanisms.
- Maintain or increase Section 8 Housing Choice Voucher Program lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction and by effectively screening applicants in terms of criminal background checks to increase owner acceptance of the program.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
- Affirmatively market to local non-profit agencies that assist families with disabilities.
- Reapply for HUD 811 funding to provide supportive housing for people with disabilities.
- Affirmatively market to races/ethnicities shown to have disproportionate housing needs.
- Counsel Section 8 Housing Choice Voucher participants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the Section 8 Housing Choice Voucher Program to owners outside of areas of poverty and/or minority concentrations.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.
- Apply for additional Section 8 Housing Choice Voucher funds should it 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.
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in both the Public Housing & Section 8 Housing Choice Voucher Programs.
- Employ rent policies to support and encourage work such as Flat Rents.
- Employ admissions preferences aimed at families who are working.

9.0

9.0 Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Needs of Families on the Waiting List (PUBLIC HOUSING)

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing Family/General Developments
 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	182	100%	26 (8 %) move-outs
Extremely low income <=30% AMI	167	92%	40 (12%) Transfers
Very low income (>30% but <=50% AMI)	14	8%	
Low income (>50% but <80% AMI)	1	0%	
Families with children	150	82%	
Elderly families	9	5%	
Families with Disabilities	23	13%	
Race/ethnicity	White 71	39%	
Race/ethnicity	Black 39	21%	
Race/ethnicity	Am Indian 11	6%	
Race/ethnicity	Asian 1	1%	
	Hawaiian 2	1%	
	Hispanic 53	2%	
	Unknown 58	32%	

Characteristics by Bedroom Size (Public Housing Only)

Bedroom Size	# of families	% of total families	Annual Turnover
1BR	24	13%	
2 BR	74	41%	
3 BR	69	38%	
4 BR	15	8%	
5 BR	0	0%	
5+ BR	1	0%	

Is the waiting list closed (select one)? No Yes 1 bedroom list is closed 2, 3&4 bedroom list is open

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? N/A

Does the PHA expect to reopen the list in the PHA Plan year? 31 months (Since March 2009)

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

9.0 Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Needs of Families on the Waiting List (PUBLIC HOUSING ELDERLY/DISABLED)

Waiting list type: (select one)
 Section 8 tenant-based assistance
 Public Housing Elderly /Disabled
 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	104		9% Move-outs (21) 4% Transfers (10)
Extremely low income <=30% AMI	89	86%	
Very low income (>30% but <=50% AMI)	11	10%	
Low income (>50% but <80% AMI)	4	4%	
Families with children	0	0%	
Elderly families	33	32%	
Families with Disabilities	71	68%	
Race/ethnicity	White 75	72%	
Race/ethnicity	Black 16	15%	
Race/ethnicity	Am Indian 4	4%	
Race/ethnicity	Unknown 0	9%	
Race/ethnicity	Hispanic 7	7%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	104	100%	
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

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

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? N/A

Does the PHA expect to reopen the list in the PHA Plan year? N/A

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

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

STATEMENT OF PROGRESS IN MEETING THE MISSIONS & GOALS OUTLINED IN THE CURRENT 5-YEAR PLAN:

The Authority continues to pursue its mission to provide decent, safe, sanitary and affordable housing and to promote homeownership, economic development, economic self-sufficiency for public housing and HCV Section 8 residents and a living environment free of discrimination and crime.

We received Capital Funds through the American Recovery and Reinvestment Act (ARRA) to make Park Holm improvements at its Park Holm properties. These ARRA funds allowed for the renovation of 30 units and the work was completed and the funds were fully expended well in advance of the deadline. In addition, Public Housing Capital Funds allowed for the renovation of another 21 units for a total of 51 renovated units.

An application for HUD 811 grant funds was prepared by our consultant but was not funded, however, the consultant plans to renew the application and submit in the 2012 Notice of Funding Availability (NOFA) or once the next NOFA is posted.

A non-profit development corporation was formed with the name, Newport County Affordable Housing Development Corporation, with the purpose to promote, support and develop affordable and mixed income rental and homeownership properties and community facilities that enhance neighborhoods and services. The corporation submitted an application and received approval from the IRS to have 501C3 status.

HACN hired a master plan consultant and architect to work with its Board and residents to develop a master plan for Park Holm. Many public meetings with residents took place to help in soliciting ideas and suggestions with a goal to determine the needs of the residents and make improvements to the buildings and apartments. Efforts will continue to make improvements and identify service needs of the households similar to what was accomplished through the Hope 6 CSS program. We recognized best practices and lessons learned and wish to apply them accordingly.

We expanded the use of Resident Services and Community Facilities to allow education, social and recreational opportunities to our residents. The Ross NNC grant was fully expended and closed out in September 2010, however the Neighborhood Network Center (NNC) located at the Florence Gray Center continues to provide computer training and skills to individuals of our communities and members of the general public. The NNC was converted into a Virtual Learning Center (VLC) in 2011. A high tech lab with 20 computers, a video projector, teleconferencing and distance learning capabilities as well as interactive learning software and hardware. These upgrades were funded with \$350,000 in EDI funds. We expanded these services by adding computer stations and training at Donovan Manor and the Park Holm Senior's Center. The new HSS program was implemented in 2010 with expansion potential to Coddington Manor.

To help provide other education opportunities we worked with several providers including the East Bay MET who wished to expand their student enrollment by building a state owned building on the Florence Gray Center (FGC) parcel and complementing services at the FGC. The Authority worked with the MET and State as this initiative was pursued. The sale took place in 2011 and the new building will begin construction in 2012.

10.0 The Newport Resident Council has been involved in much of our activity and remains a partner in our efforts and delivery of improvements and services. They have assisted in development activity, resident services and other planning initiatives and are valued by the Authority for its participation and work to benefit our residents.

We continue to update the flat rents annually by hiring an appraisal company to complete a market study of our area and comparative rents the Authority should be charging. Another comprehensive report was completed. As always residents will be allowed to select their choice for a rent determination which is household income based or a flat rent.

The Authority implemented a security deposit process in 2011. HACN continues a 15 day advanced vacate notification process although a 30 day advanced notification process was adopted in 2011, yet the public housing lease must be updated to reflect this change prior to implementation.

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

**STATEMENT OF PROGRESS IN MEETING THE MISSIONS & GOALS OUTLINED IN THE CURRENT 5-YEAR PLAN
Cont'd.:**

A few modifications were made to the Authority's Applications for Continued Occupancy (ACOP), and its administrative plan for the HCV Program based on the last Annual Plan process. The Authority has not yet submitted a renewed designation plan for Donovan Manor, but intends to do so in 2012.

The Authority explored the steps to have a HCV Section 8 Home Ownership plan and decided there were still many other initiatives to complete before planning to operate this program. We will continue to explore this opportunity in 2012. We continued our summer youth employment program. This was the fifth successful year of employing and training youth and supervisors to work at HACN properties and management offices.

The Authority continued to provide staff development and training and will continue to provide such initiatives that allow our staff to excel in their delivery of services to our customers. We continue to have a Risk Management Committee represented by all departments to pro-actively look at minimizing risks and reducing injury and claims throughout the entire Authority. Weekly Sr. Staff and Management meeting were held to review and enhance the operation plan.

We continued to expand our procurement processes and provided training to several staff members. Additionally, the Authority continues to be the lead agency in an energy consortia that purchases, electricity and natural gas as a group within the Public Housing Association of Rhode Island (PHARI). Savings have been realized thus far.

We completed some work to assess our non-residential spaces and this will continue to be part of our goals in 2012.

Energy:

HACN set up an energy monitoring system for utility consumption and now needs to develop strategies with residents for conservation efforts in 2012. HACN also conducted a preliminary feasibility analysis and submitted it for grant funding to the RI Department of Economic Development for wind power on HACN land. That information will be shared with our EPC Consultants for future benefits.

Park Holm:

Park Holm Renovations Segment 1, Phase 1, 2A and 2B were completed ahead of schedule for a total of 51 renovated units. Segment 2, HACN submitted a HUD 202 application that unfortunately was not funded. HACN will re-apply in 2012. Segment 3, HACN updated its master plan to select a different building for demolition in order to allow for more resident parking, however no further activity has been taken.

HACN conducted a needs assessment of services for residents of Coddington Manor followed by the completion of some items identified by the residents.

HACN applied for \$40k and received \$5k for CDBG funds for the purpose of a CSS type program for residents of Park Holm.

HACN began the evaluation of its non-resident space. We completed negotiations with the Visiting Nurse Services of Newport (VNS) at Donovan Manor which resulted in looking for future suitable uses of the Donovan Manor space. In addition, HACN developed plans and strategies for retail space at Florence Gray Center.

HACN met with the Newport Residents Council (NRC) and residents to develop a resident orientation handbook which included the highlighting of lease obligations, resident responsibility, HACN obligations, safety, maintenance charges, advanced vacate notification process, resident services and the operation plan programs and services offered through the NRC.

Managers conducted several general meetings with the residents to discuss parking, services, relocation, security and the other important community interests.

10.0

6.0) PHA Plan Update - Elements

1. Eligibility, Selection & Admissions Policies, including Deconcentration & Wait List Procedures

Proposed Changes to the Admissions and Continued Occupancy Policy (ACOP) via the Annual Plan Process

ADMISSIONS – ELIGIBILITY

ACOP: Admissions - Eligibility Criteria

Add: The Housing Authority will require an otherwise approved applicant household to self certify that their unit is pest free. HACN will verify the condition during home visits.

ACOP: Admissions - Eligibility Criteria; Lease-to-Purchase Units

Add: The Lease-to-Purchase Units will follow the same admissions and occupancy criteria as the traditional public housing development program, unless otherwise noted.

ACOP: Occupancy Standards; Lease-to-Purchase Units

Add: The occupancy standards established by the Authority shall not apply to the Lease to Purchase Units.

Please note that these changes may require an amendment or addendum to the Lease or a new lease.

6.0) PHA Plan Update - Elements		
2). Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a) Public Housing Operating Fund		\$2,912,975
b) Public Housing Capital Fund		\$1,272,409
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$5,107,982	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	\$85,000	Jobs Coordinator Edgar Ct sidewalks and FGC Gym Floor
i) HOME		
Other Federal Grants (list below)		
Housing Replacement Funds	\$453,212	Unit Replacement
2. Prior Year Federal Grants		
1). RI43P005501-10	\$10,531,271	Capital Needs - 10
3). RI43R005501-05 thru 10	\$1,885,648	Build Lease to Own
3. Public Housing Dwelling Rental Income	\$1,956,396	Operating Expenses
4. Other income (list below)		
Utilities (Reimbursed)	\$13,850	Excess Utility Charges to Residents
4. Non-federal sources (list below)		
City of Newport	\$1,700	Elderly Services
State of RI	\$6,000	Elderly Services
R.I. Housing	\$20,000	Youth Rap - Education

6.0) PHA Plan Update - Elements

3. Rent Determination

Proposed Changes to the Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Administrative Plan (Admin Plan) via the Annual Plan Process

INTERIM RECERTIFICATIONS

ACOP: Interim Recertifications

Admin Plan: Interim Recertifications

From: That the Authority conduct a re-certification of tenant's income and family composition at least annually. Interim re-examinations would only be conducted when that would result in a lower rent obligation and only at the written request of the resident.

To: That the Authority conducts re-certification of resident's income and family composition at least annually. Interim re-certifications will be conducted when there is a change in income (resulting in a rent increase or decrease) or when there is a change in family composition. Interim recertifications allow the Housing Authority's data to remain parallel with HUD's Enterprise Income Verification (EIV) System. All changes in income and family composition must be reported, in writing, within 15 days of the change taking place.

MINIMUM RENT

ACOP: Definitions; Minimum Rent; and Interim Recertifications

Admin Plan – Minimum Rent

From: That the Authority continue to charge a minimum rent of \$25.00. (The staff will closely monitor this policy in light of HUD requirements that exempt residents from paying the minimum rent if the resident shows a "financial hardship". The verifying of hardships by management may become burdensome to the point it is not cost effective).

To: That the Authority charge a minimum rent of \$50.00. (The staff will closely monitor this policy in light of HUD requirements that exempt residents from paying the minimum rent if the resident shows a "financial hardship". The verifying of hardships by management may become burdensome to the point it is not cost effective).

RENTAL PAYMENTS

ACOP: Dwelling Lease Requirements for Rental Payments

Delete: When requested, for good cause and approved by the PHA, rent payment may be made twice a month, that is, on the first working day and the 16th calendar day of the month.

Note: The next paragraph of the policy states that when requested, for good cause and approved by the PHA, management may accept a rent agreement in lieu of rent payment. Therefore, the above section being recommended for deletion could become part of an

approved repayment agreement.

Add: The Housing Authority will apply all payments to the current balance due before applying monies to any arrearages.

Add: The Housing Authority will charge a \$25 late fee for any rent paid after the 15th of the month in which the rent is due.

RENT COLLECTION AND EVICTION CYCLE

ACOP: Rent Collection and Eviction Cycle

Deleting sections 1-5

1. Once a tenant has been selected for occupancy in the Housing Authority, the manager of each development will be responsible for seeing that proper papers are sent to the accounting office so that the tenant is placed on the rent roll for the collection of rent.

2. Prior to the first of each month the tenant will be sent a rent statement which will specify all charges to be billed to that tenant for the month. The tenant will make payment by use of the stamped mailer which is provided by the Authority.

3. Daily, the accounting office will pick up receipts from the bank and post all payments to the Outstanding Tenant Balance Report. The accounting office will send out each day to the managers of each development the Outstanding Tenant Balance Report.

4. The Outstanding Tenant Balance Reports list by development:

Apartment No. _____

Tenant name: _____

Monthly Rent: _____

Rent Balance: _____

Utility Balance: _____

Repair Balance: _____

Legal Balance: _____

Total Balance: _____

Status of Tenant: _____

Status of Tenant: _____

This report will document whether a tenant is on eviction, rent agreement, process, arrearage or current; and when the last payment was made.

The Outstanding Tenant Balance Report is a very important tool. The report, if used properly, is a method by which the manager is able to follow the paying habits of the tenants in his/her development.

5. Rent Collection Procedures

a) Daily, the manager will review the Outstanding Tenant Balance Report. Based on the report on the fifth (should be changed to 6th) working day of the month, a letter (see Form RC-1) will be sent to each delinquent tenant on the seventh working day arranging for a rent conference.

b) The letter sent on the seventh working day shall enclose a 14 Day Notice of Lease Termination (see Form RC-2). Note: Depending on the beginning day of each month, the seventh working day would range from the ninth to the eleventh calendar day; therefore, the 14 Day Notice would expire on the 23rd to the 25th calendar day of the month.

c) If the tenant fails to respond by the 15th calendar day a Five Day Demand Letter shall be sent on the 16th day (see Form RC-3).

d) On the day after the 14 Day Notice expires, the attorney representing the PHA will file for eviction. Once the eviction process begins and before judgment for eviction is received by the PHA, a manager must accept the total amount of the rent owed by the tenant to stop the eviction. However, after judgment is received the manager will not accept any money from the tenant unless directed to by the Executive Director or his designee. The manager shall not accept payment of rent from a delinquent tenant after the attorney files for eviction if an eviction action has been processed in the previous six months.

e) The court clerk will schedule a hearing on the 9th day after filing, or the first court day following the ninth day.

f) As soon as judgment is entered, process may be executed and tenant physically evicted if the family has not already vacated the unit.

Note: For unpaid rent due on the 16th of the month, similar action and time frames shall be employed.

Replace with:

Rent Collection Procedures

- a) The manager will review the rent collection report on a regular basis and particularly at the beginning of each month. As of the 6th day of the month the manager may contact any resident who has not yet paid their rent arranging for a rent conference.
- b) The business day on or immediately after the 15th of each month, any resident who still has not paid their rent will be sent a 14 Day Notice of Lease Termination and a Five Day Demand Letter for said month's rent.
- c) The Housing Authority shall improve on all legal and court cost related to the eviction to the resident.

UTILITY ALLOWANCES

Admin Plan – Utility Allowances

Add: The Housing Authority will require participants receiving a utility reimbursement payment to provide a copy of their utility bills to the Section 8 Housing Choice Voucher Program Department on a monthly basis in order to ensure that participants are using these funds for their utility bills. Failure to provide the requested information and/or failure to use the utility reimbursement payment toward utilities shall be considered a violation of the family obligations and a program violation.

Please note that these changes may require an amendment or addendum to the Lease or a new lease.

6.0) PHA Plan Update - Elements
4). Operations and Management

Proposed Changes to the Admissions and Continued Occupancy Policy (ACOP) via the Annual Plan Process

POOL POLICY

Add: The Housing Authority will continue to comply with any watering moratorium declared by the City or State. However, the Authority reserves the right to prohibit pools should the cost of the excess utility become a financial burden. The Authority also reserves the right to charge excess water fees for pool usage.

ENERGY POLICY

Create new policy stating: The Housing Authority reserves the right to implement an energy policy that may include an education and conservation program as well the implementation of excess utility fees.

LEASE-TO-PURCHASE UNITS

Add: The Head and/or Co-head of households in the Lease-to-Purchase Units will be required to participate in the Family Self-Sufficiency (FSS) Program, including the development of an Individual Training and Service Plan (ITSP) that has as one of its major goals to become a homebuyer; attendance at monthly program appointments and/or home visits; and active participation in working toward the household's economic and self-sufficiency goals.

Add: Should the Housing Authority fully occupy its Lease-to-Purchase units and have a waiting list for the program, the Authority may explore providing additional opportunities for Lease-to-Purchase homeownership through its existing Phase IV Homeownership Program.

Please note that these changes may require an amendment or addendum to the Lease or a new or separate lease.

6.0) PHA Plan Update - Elements

6. Designated Housing for Elderly and Disabled Families

- 1) Development Name & Number: Donovan Manor - RI005000005
- 2) Designation Type: Elderly-Only
- 3) Application Status: Planned
- 4) Date for Planned Submission: By June 30, 2012
- 5) Number of Units Affected: 85

6.0) PHA Plan Update - Elements
7). COMMUNITY SERVICE AND SELF SUFFICIENCY

ITEM #2: POLICIES OR PROGRAMS OF THE PHA FOR THE ENHANCEMENT OF THE ECONOMIC AND SOCIAL SELF-SUFFICIENCY OF ASSISTED FAMILIES

VOLUNTARY FAMILY SELF-SUFFICIENCY (FSS) /HOMEOWNERSHIP PROGRAM:

The Housing Authority hired a FSS Coordinator for its Park Holm public housing development. The FSS Coordinator will target households who are more advanced on the economic self-sufficiency ladder and who have a specific goal of homeownership. The Housing Authority is nearing completion of the construction of 4 Rent-to-Own homes, with the prospect of another two to four homes beginning construction in the coming months and the FSS Coordinator will identify and recruit families for whom the dream of homeownership may be able to become a reality. In addition, the FSS Coordinator will have designated funds to provide mini-grants to FSS participants for the use of down payment assistance, homebuyer education programs, education/tuition assistance and other uses related to the family's goals. The FSS Program will be voluntary and is being funded with Replacement Housing Funds, but the Authority intends to apply for HUD FSS funds should a notice of funding availability be posted.

THE ROAD TO SUCCESS PROGRAM:

The Housing Authority has initiated a "Road to Success" Program, in conjunction with the FSS Program, in order to assist families in its Park Holm public housing development with achieving greater social and economic self-sufficiency. The Director of Resident Services is conducting a voluntary needs assessment of the 261 households to determine where individuals and families are at as they endeavor upon this "Road to Success". The Authority is partnering with Salve Regina University to synthesize the results of survey and stay on as a partner post survey conclusion with the use of student interns as may be needed. Based on the survey results, the Authority will then work to identify the various programs and services needed to help address the needs or ambitions of the residents, such as education, job training, employment referrals, health services, childcare, transportation, and other related services in order to assist families on the road to a better life. The Housing Authority will use its mini-grant funds to assist in paying for any of the above related services.

VIRTUAL LEARNING CENTER:

The Housing Authority has relocated its former Neighborhood Networks Center and updated it as a brand new state of the art Virtual Learning Center (VLC). This center is equipped with 20 computer workstations, a video projector, teleconferencing and distance learning capabilities, as well as interactive learning software and hardware. The VLC will provide an excellent opportunity to the residents and the partners of the Authority to enhance educational services, employment services, technology access, and skill development. The VLC will provide computer education classes; resume writing workshops, and program support to our partner agencies that bring education and employment training services to the residents of our community.

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Housing Authority of the City of Newport

RI005

PHA Name

PHA Number/HA Code

<p>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)</p>	
<p>Name of Authorized Official</p> <p>Frank D. Landry</p>	<p>Title</p> <p><i>Frank D. Landry</i></p> <p>Chairman</p>
<p>Signature</p> <p><i>Frank D. Landry</i></p>	<p>Date</p> <p>11-15-11</p>

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name/Number The Housing Authority of The city of Newport RI005		Newport, RI Newport County			X Original 5-Year Plan Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016
B.	Physical Improvements Subtotal	Annual Statement	\$952,000	\$1,060,00	\$1,035,500	\$1,040,000
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment		\$64,310	\$16,310	\$40,810	\$36,310
E.	Administration		\$129,589	\$129,589	\$129,589	\$129,589
F.	Fee's and Costs		\$90,000	\$90,000	\$90,000	\$90,000
G.	Operations					
H.	Demolition		\$60,000	\$0	\$0	\$0
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$1,295,899	\$1,295,899	\$1,295,899	\$1,295,899
L.	Total Non-CFP Funds					
M.	Grand Total		\$1,295,899	\$1,295,899	\$1,295,899	\$1,295,899

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/20011

Part I: Summary (Continuation)						
PHA Name/Number The Housing Authority of The city of Newport RI005		Newport, RI Newport County			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016
		Annual Statement				
	Administration		\$129,589	\$129,589	\$129,589	\$129,589
	Fee's and Costs		\$90,000	\$90,000	\$90,000	\$90,000
	AMP 1 Park Holm		\$860,000	\$800,000	\$800,000	\$865,000
	AMP 2 Chapel Terrace		\$50,000	\$150,000	\$0	\$0
	AMP 4 Elderly		\$32,000	\$110,000	\$45,500	\$175,000
	AMP 5 Donovan Manor		\$70,000	\$0	\$190,000	\$0
	Non Dwelling Structures		\$0	\$0	\$0	\$0
	Equipment		\$64,310	\$16,310	\$40,810	\$36,310
	Total		\$1,295,899	\$1,295,899	\$1,295,899	\$1,295,899

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013			Work Statement for Year: 3 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Administrative	1	\$129,589	Administrative	1	\$129,589
	Fees and Costs	3	\$90,000	Fees and Costs	3	\$90,000
	AMP 1 Park Holm			AMP 1 Park Holm		
	Building Renovations	8	\$800,000	Building Renovations	8	\$800,000
	Site Improvements/Remediation	1	\$0	Site Improvements/Remediation	1	\$0
	Demolition	1	\$60,000	Demolition	1	\$0
	Convert Garage To Office Space 120 B		\$0	Convert garage to office space 120 B		\$0
	Replace Maintenance Garage		\$0	Replace Maintenance Garage		\$0
	AMP 2 Chapel Terrace			AMP 2 Chapel Terrace		
	Kitchens/ Bath Renovations	68	\$0	Kitchens/ Bath renovations	68	\$0
	Bulkheads/Stairs	9	\$30,000	Bulkheads/Stairs		\$0
	Replace Exterior and Storm Doors	136	\$0	Replace exterior and storm doors	136	\$50,000
	Exterior Painting/siding	9	\$0	Exterior Painting	1	\$100,000
	Deblois Street Windows	1	\$20,000	Deblois Street Windows	1	\$0
	AMP 4 Elderly			AMP 4 Elderly		
	Edgar Court Locks and Strikes Apartment Doors	36	\$6,000	Edgar Court Locks and Strikes Apartment Doors	36	\$0
	Edgar Court Replace Railings	24	\$0	Edgar Court Replace Railings	24	\$0
	Edgar Court Roof Assessment	6	\$0	Edgar Court Roof Assessment	6	\$0
	Edgar Court Window Replacement	6	\$0	Edgar Court Window Replacement	6	\$0
	Pond Avenue Door Strikes	39	\$6000	Pond Avenue Door Strikes	39	\$0

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013			Work Statement for Year: 3 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See annual Statement	Pond Avenue Window Replacement	39	\$0	Pond Avenue Window Replacement	39	\$0
	Coddington Street Additional Parking	4	\$20,000	Coddington Street Additional Parking	4	\$0
	Chapel Street Pave Parking Areas	1	\$0	Chapel Street Pave Parking Areas	1	\$0
	Earl Avenue Exterior Painting/Siding	1	\$0	Earl Avenue Exterior Painting/Siding	1	\$110,000
	AMP 5 Donovan Manor			AMP 5 Donovan Manor		
	Replace Roof	1	\$0	Replace Roof	1	\$0
	Install New Smoke Detectors	85	\$70,000	Install New Smoke Detectors	85	\$0
	Non Dwelling Structures RI005000001P Tonomy Hill Florence Gray Center			Non Dwelling Structures RI005000001P Tonomy Hill Florence Gray Center		
	Caulking/Bonding	1	\$0	Caulking/Bonding	1	\$0
	Replace Windows	1	\$0	Replace Windows	1	\$0
	Space Build Out	1	\$0	Space Build Out	1	\$0
	Non Dwelling Equipment		\$64,310	Non Dwelling Equipment		\$16,310
	Subtotal of Estimated Costs		\$1,295,899	Subtotal of Estimated Costs		\$1,295,899

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2015			Work Statement for Year: 5 FFY 2016		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Administrative	1	\$129,589	Administrative	1	\$129,589
	Fees and Costs	3	\$90,000	Fees and Costs	3	\$90,000
	AMP 1 Park Holm			AMP 1 Park Holm		
	Building Renovations	8	\$800,000	Building Renovations	8	\$800,000
	Site Improvements/Remediation	1	\$0	Site Improvements/Remediation	1	\$0
	Demolition		\$0	Demolition		
	Convert garage to office space 120 B	1	\$0	Convert garage to office space 120 B	1	\$50,000
	Replace Maintenance Garage	1	\$0	Replace Maintenance Garage	1	\$15,000
	AMP 2 Chapel Terrace			AMP 2 Chapel Terrace		
	Kitchens/ Bath renovations	68	\$0	Kitchens/ Bath renovations	68	\$0
	Bulkheads/Stairs	9	\$0	Bulkheads/Stairs	9	\$0
	Replace exterior and storm doors	136	\$0	Replace exterior and storm doors	136	\$0
	Exterior Painting	9	\$0	Exterior Painting	9	
	Deblois Street Windows	1	\$0	Deblois Street Windows	1	\$0
	AMP 4 Elderly			AMP 4 Elderly		
	Edgar Court Locks and Strikers Apartment Doors	36	\$0	Edgar Court Locks and Strikers Apartment Doors	36	\$0
	Edgar Court Replace Railings	24	\$24,000	Edgar Court Replace Railings	24	\$0
	Edgar Court Roof Assessment	6	\$1500	Edgar Court Roof Assessment	6	\$0
	Edgar Court Window Replacement	6	\$0	Edgar Court Window Replacement	6	\$75,000
	Pond Avenue Door Strikes	39	\$0	Pond Avenue Door Strikes	39	\$0

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2012	Work Statement for Year 4 FFY 2015			Work Statement for Year: 4 FFY 2016		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See annual Statement	Pond Avenue Window Replacement	39	\$0	Pond Avenue Window Replacement	39	\$100,000
	Coddington Street Additional Parking	4	\$0	Coddington Street Additional Parking	4	\$0
	Chapel Street Pave Parking Areas	1	\$20,000	Chapel Street Pave Parking Areas	1	\$0
	Earl Avenue Exterior Painting/Siding	1	\$0	Earl Avenue Exterior Painting/Siding	1	\$0
	AMP 5 Donovan Manor			AMP 5 Donovan Manor		
	Replace Roof	1	\$190,000	Replace Roof	1	\$0
	Install New Smoke Detectors in Units	85	\$0	Install New Smoke Detectors in Units	85	\$0
	Non Dwelling Structures RI00500001P Tonomy Hill Florence Gray Center			Non Dwelling Structures RI00500001P Tonomy Hill Florence Gray Center		
	Caulking/Bonding	1	\$0	Caulking/Bonding	1	\$0
	Replace Windows	1	\$0	Replace Windows	1	\$0
	Space Build Out	1	\$0	Space Build Out	1	\$0
	Non Dwelling Equipment		\$40,810	Non Dwelling Equipment		\$36,310
	Subtotal of Estimated Costs		\$1,295,899	Subtotal of Estimated Costs		\$1,295,899

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary						
PHA Name/Number: Housing Authority of the City of Newport RI 005		Locality (City/County & State) Newport, Newport County, Rhode Island			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016
	Authority Wide					
B.	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development		\$537,801	\$537,801	\$537,801	\$537,801
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total					

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2012	Work Statement for Year 1 FFY: 2011			Work Statement for Year: 2 FFY: 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Authority Wide Accumulating Funds		\$537,801	Authority Wide Accumulating Funds		\$537,801
	Subtotal of Estimated Cost		\$537,801	Subtotal of Estimated Cost		\$537,801

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement				
		Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement				
		Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost

Part I: Summary	
PHA Name: Housing Authority of The City of Newport	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R0050106 Date of CFFP:
FFY of Grant: 2006 FFY of Grant Approval: 2006	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09//30/2011 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	\$322,396		\$322,396	\$322,396

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary						
PHA Name: Housing Authority of The City of Newport		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R0050106 Date of CFFP:			FFY of Grant:2006 FFY of Grant Approval: 2006	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2011			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$322,396		\$322,396	\$322,396	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary	
PHA Name: Housing Authority of The City of Newport	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R0050107 Date of CFFP:
FFY of Grant: 2007 FFY of Grant Approval: 2007	

Type of Grant
 Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2011
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	\$417,398		\$417,398	\$116,192

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary						
PHA Name: Housing Authority of The City of Newport		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R0050107 Date of CFFP:			FFY of Grant:2007 FFY of Grant Approval: 2007	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2011			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$417,398		\$417,398	\$116,192	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary	
PHA Name: Housing Authority of The City of Newport	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R0050108 Date of CFFP:
FFY of Grant: 2008 FFY of Grant Approval: 2008	

Type of Grant
 Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2011
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	\$612,916		\$612,916	\$0

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary						
PHA Name: Housing Authority of The City of Newport		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R0050108 Date of CFFP:			FFY of Grant:2008 FFY of Grant Approval: 2008	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2011 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$621,916		\$621,916	\$0	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary	
PHA Name: Housing Authority of The City of Newport	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R0050109 Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2011
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	\$356,035		\$163.250	\$0

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary						
PHA Name: Housing Authority of The City of Newport		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R0050109 Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2011			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$356,035		\$163,250	\$0	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director			Date		Signature of Public Housing Director	
					Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of The City of Newport			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: RI143R0050109			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	Weideman Court Development	1499	4	\$356,035		\$163,250	\$0	Work in Progress

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of The City of Newport			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: RI143R0050109			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of The City of Newport					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	09/15/2011	10/29/2012	09/14/2013	10/29/2014	Covered under HUD approved extention for RHF Development plan. Work in Progress as of 08/01/2011

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of The City of Newport				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary	
PHA Name: Housing Authority of The City of Newport	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI43R005503-09 Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2011 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	\$200,167		\$0	\$0

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of The City of Newport		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI43R005503-09 Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval: 2009
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2011			<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$200,167		\$0	\$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of The City of Newport			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: RI43R005503-09			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	Accumulating Funds	1499		\$200,167		\$0	\$0	Planning

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part I: Summary	
PHA Name: Housing Authority of The City of Newport	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R00550210 Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval: 2010	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	\$208,416			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Housing Authority of The City of Newport	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R00550210 Date of CFFP:	FFY of Grant:2010 FFY of Grant Approval: 2010			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2010		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$208,416			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary	
PHA Name: Housing Authority of The City of Newport	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R00550110 Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval: 2010	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	\$337,634			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary						
PHA Name: Housing Authority of The City of Newport		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R00550110 Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval: 2010	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$337,634				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary	
PHA Name: The Housing Authority of the City of Newport	Grant Type and Number Capital Fund Program Grant No: RI43P00551-10 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval: 2010	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2011 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$159,150	\$159,150	\$159,150	\$159,150
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$90,000	\$90,000	\$90,000	\$49,914
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$1,210,000	\$1,280,000	\$845,540	\$845,540
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$115,581	\$33,279	\$33,279	\$33,279
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: The Housing Authority of the City of Newport		Grant Type and Number Capital Fund Program Grant No: RI43P00551-10 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2010 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$1,574,731	\$1,574,731	\$1,127,590	\$1,054,604
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 11/10/2011		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Newport			Grant Type and Number Capital Fund Program Grant No: RI43P00551-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Authority Wide	Administration	1406	1	\$159,150	\$159,150	\$159,150	\$159,150	Completed
Fees & Costs	Architects/Construction Mgmt	1430	2	\$90,000	\$90,000	\$90,000	\$49,914	In Progress
AMP 1								
Park Holm	Building Renovations	1460	4	\$1,000,000	\$845,540	\$845,540	\$845,540	Completed
AMP 4								
Elderly	Earl Avenue Apartment Improvements	1460	20	\$100,000	\$200,000	\$0	\$0	Specifications being developed
	Painting, carpet, flooring							
	Coddington/Chapel - Hallway Redec.	1460	12	\$60,000	\$60,000	\$0	\$0	
AMP 5								
Donovan Manor	Common Area Redecorating	1460	6	\$50,000	\$149,460	\$0	\$0	
	Exercise/Fitness Center	1470	1	\$33,229	\$33,229	\$32,900	\$0	Under Contract
	Elevator Upgrade & Redec	1460	1	\$0	\$25,000	\$0	\$0	Planning
	Parking lot paving and new curbing	1450	1	\$82,352	\$12,352	\$0	\$0	Spring 2012
	Total			\$1,574,731	\$1,574,731	\$1,127,590	\$1,054,604	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: The Housing Authority of the City of Newport				Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Operations	07/15/2012		07/15/2014		
Operatons	07/15/2012		07/15/2014		
AMP 1 Park holm	07/15/2012		07/15/2014		
AMP 4 Elderly	07/15/2012		07/15/2014		
AMP 5 Donovan	07/15/2012		07/15/2014		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: The Housing Authority of the City of Newport				Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary	
PHA Name: Housing Authority of The City of Newport	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R00550111 Date of CFFP:
FFY of Grant: 2011 FFY of Grant Approval: 2011	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2011 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	\$337,634			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Housing Authority of The City of Newport	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R00550111 Date of CFFP:	FFY of Grant:2011 FFY of Grant Approval: 2011			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$337,634			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of The City of Newport			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: RI143R00550111			Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	New Units	1499		\$337,634		0	0	Accumulating Funds for ACC/Home Ownership Units

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of The City of Newport			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: RI143R00550111			Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of The City of Newport				Federal FFY of Grant: 2011	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	07/15/2013		07/15/2015		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of The City of Newport				Federal FFY of Grant: 2011	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary	
PHA Name: Housing Authority of The City of Newport	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R00550111 Date of CFFP:
FFY of Grant: 2011 FFY of Grant Approval: 2011	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2011 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	\$337,634			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary						
PHA Name: Housing Authority of The City of Newport		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R00550111 Date of CFFP:			FFY of Grant:2011 FFY of Grant Approval: 2011	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$337,634				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director			Date			
Signature of Public Housing Director			Date			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of The City of Newport			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: RI143R00550111			Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	New Units	1499		\$337,634		0	0	Accumulating Funds for ACC/Home Ownership Units

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Housing Authority of The City of Newport			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: RI143R00550111			Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of The City of Newport				Federal FFY of Grant: 2011	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	07/15/2013		07/15/2015		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of The City of Newport				Federal FFY of Grant: 2011	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary	
PHA Name: The Housing Authority of the City of Newport	Grant Type and Number Capital Fund Program Grant No: RI43P00551-11 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2011 FFY of Grant Approval: 2011	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2011 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$129,589	\$129,589	\$129,589	\$0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$66,310	\$66,310	\$48,000	\$0
8	1440 Site Acquisition				
9	1450 Site Improvement	\$0	\$0	\$0	\$0
10	1460 Dwelling Structures	\$1,040,000	\$1,007,621	\$0	\$0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	\$60,000	\$60,000	\$33,740	\$25,941
13	1475 Non-dwelling Equipment	\$0	\$32,379	\$32,379	\$0
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: The Housing Authority of the City of Newport	Grant Type and Number Capital Fund Program Grant No: RI43P00551-11 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2011 FFY of Grant Approval: 2011			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2011			<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$1,295,899	\$1,295,899	\$243,708	\$25,941
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	\$250,000	\$250,000	\$0	\$0
Signature of Executive Director		Date 11/10/2011		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Newport			Grant Type and Number Capital Fund Program Grant No: RI43P00551-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Authority Wide	Administration	1410	1	\$129,589	\$129,589	\$129,589	\$0	Pending
	Fees & Costs							
	Architects/Construction Mgmt							
	Clerk of the Works/EPC Consultant	1430	3	\$63,310	\$63,310	\$48,000		In Progress
AMP 1								
Park Holm	Building Renovations	1460	4	\$800,000	\$887,621	\$0	\$0	Will combine with 2012 Cap
	Site Improvements/Remediation	1450	1	\$0	\$0	\$0	\$0	
	Relocation	1495.1	25	\$0	\$0	\$0	\$0	
AMP 2								
Chapel Terrace	Exterior Painting	1460	20	\$90,000	\$90,000	\$0	\$0	Spring 2012
AMP 4								
Elderly	Earl Avenue							
	Exterior Siding/Painting/Door Replacement	1460	1	\$130,000	\$30,000	\$0	\$0	Planning
AMP 5								
Donovan Manor	Elevator Upgrades	1460	2	\$20,000	\$0	\$0	\$0	Using 2010 Funds
RI005000001P Tonomy Hill Non Dwelling Structures	Florence Gray Center Redecorating	1470	1	\$60,000	\$60,000	\$33,740	\$25,941	In Process
PHA Wide Non Dwelling Equipment	Vehicles and Equipment	1475	1	\$0	\$32,379	\$32,379	\$0	Pending Purchase
	Total			\$1,295,899	\$1,295,899	\$243,708	\$25,941	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Newport	Grant Type and Number Capital Fund Program Grant No: RI43P00551-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:	Federal FFY of Grant: 2011
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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: The Housing Authority of the City of Newport					Federal FFY of Grant: 2011
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Administration	08/02/2013		08/02/2015		
Fee's and Costs	08/02/2013		08/02/2015		
AMP 1 Park holm	08/02/2013		08/02/2015		
AMP 4 Elderly	08/02/2013		08/02/2015		
AMP 5 Donovan	08/02/2013		08/02/2015		
RI005000001P Tonomy Hill Non-Dwelling Structures	08/02/2013		08/02/2015		
Non Dwelling Equipment	08/02/2013		08/02/2015		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: The Housing Authority of the City of Newport				Federal FFY of Grant: 2011	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary	
PHA Name: Housing Authority of The City of Newport	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R00550112 Date of CFFP:
FFY of Grant: 2012 FFY of Grant Approval: 2012	

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no: _____)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	\$337,634			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary						
PHA Name: Housing Authority of The City of Newport		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R00550111 Date of CFFP:			FFY of Grant:2012 FFY of Grant Approval: 2012	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$337,634				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of The City of Newport			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: RI143R00550111			Federal FFY of Grant: 2012		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	New Units	1499		\$337,634		0	0	Accumulating Funds for ACC/Home Ownership Units

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of The City of Newport		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: RI143R00550111			Federal FFY of Grant: 2012			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of The City of Newport				Federal FFY of Grant: 2012	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	07/15/2014		07/15/2016		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of The City of Newport				Federal FFY of Grant: 2011	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary	
PHA Name: The Housing Authority of the City of Newport	Grant Type and Number Capital Fund Program Grant No: RI43P00551-12 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2012 FFY of Grant Approval: 2012	

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no: _____)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$129,589			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$90,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$0			
10	1460 Dwelling Structures	\$1,000,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	\$25,000			
13	1475 Non-dwelling Equipment	\$26,310			
14	1485 Demolition	\$0			
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	\$25,000			
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: The Housing Authority of the City of Newport		Grant Type and Number Capital Fund Program Grant No: RI43P00551-12 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2012 FFY of Grant Approval: 2012	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$1,295,899			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	\$250,000			
Signature of Executive Director		Date 11/10/2011		Signature of Public Housing Director	
				Date	

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⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Newport			Grant Type and Number Capital Fund Program Grant No: RI43P00551-12 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2012		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Authority Wide	Administraton	1410	1	\$129,589				
	Fees & Costs							
	Architects/Construction Mgmt	1430	3	\$90,000				
	Clerk of the works							
	EPC Engineering							
AMP 1								
Park Holm	Building Renovations Phase 3&4	1460	8	\$1,000,000				
	Relocations	1495.1	10	\$25,000				
	Site Improvements/Remediation	1450		\$0				
AMP 2								
Chapel Terrace	Exterior Painting	1460	9	\$0				
AMP 4								
Elderly	Earl Avenue							
	Exterior Siding/Painting/Door Replacement	1460	1	\$0				
AMP 5								
Donovan Manor	Office Redecoration and Fitness Center	1460	2	\$25,000				
RI005000001P Tonomy Hill Non Dwelling Structures	Florence Gray Center - Leasehold Improvements	1470	1	\$0				
Non Dwelling Equipment	Vehicles, Computers and Equipment	1475	1	\$26,310				
	Total			\$1,295,899				

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² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: The Housing Authority of the City of Newport				Federal FFY of Grant: 2012	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Operations	08/2014		08/2016		
Operatons	08/2014		08/2016		
AMP 1 Park holm	08/2014		08/2016		
AMP 4 Elderly	08/2014		08/2016		
AMP 5 Donovan	08/2014		08/2016		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

