

U.S.DepartmentofHousingandUrbanDevelopment  
OfficeofPublicandIndianHousing

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# PHAPlans

5YearPlanforFiscalYears2003 -2007  
AnnualPlanforFiscalYear2003

NEWPORTHOUSINGAUTHORITY  
FY2003AGENCYPLANSUBMISSION  
VERSION1 -SUBMITTEDTOHUD,July1 8,2003

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN  
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

## PHA Plan Agency Identification

**PHAName:** NewportHousingAuthority

**PHANumber:** TN060

**PHAFiscalYearBeginning:(mm/yyyy)** 10/2003

### Public Access to Information

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

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

### Display Locations For PHA Plans and Supporting Documents

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

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

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

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

**5-YEAR PLAN**  
**PHAF ISCAL YEARS 2003 -2007**  
 [24CFR Part903.5]

**A.Mission**

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

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

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

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

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

**B.Goals**

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

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

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

- PHAGoal:Improvethethequalityofassistedhousing  
Objectives:
- Improvepublichousingmanagement:(PHASscore)
  - Improvevoucher management:(SEMAPscore)
  - Increasecustomersatisfaction:
  - Concentrateoneffortstoimprovespecificmanagementfunctions:  
(list;e.g.,publichousingfinance;voucherunitinspections)
  - Renovateormodernizepublichousingunits:
  - Demolishordisposeofobsoletepublichousing:
  - Providereplacementpublichousing:
  - Providereplacementvouchers:
  - Other:(listbelow)

- PHAGoal:Increaseassistedhousingchoices  
Objectives:
- Providevoucher mobilitycounseling:
  - Conductoutreach effortstopotentialvoucherlandlords
  - Increasevoucherpaymentstandards
  - Implementvoucherhomeownershipprogram:
  - Implementpublichousingorotherhomeownershipprograms:
  - Implementpublichousing site -basedwaitinglists:
  - Convertpublichousingtovouchers:
  - Other:(listbelow)

**HUDStrategicGoal:Improvecommunityqualityoflifeandeconomicvitality**

- PHAGoal:Providean improvedlivingenvironment  
Objectives:
- Implementmeasurestodeconcentratepovertybybringinghigherincome publichousinghouseholdsin tolowerincomedevelopments:
  - Implementmeasurestopromoteincomemixinginpublic housingby assuringaccessforlowerincomefamiliesinto higherincome developments:
  - Implementpublichousingsecurityimprovements:
  - Designateddevelopmentsorbuildingsforparticularresidentgroups (elderly,personswithdisabilities)
  - Other:(listbelow)

**Continuepublichousingsecurityimprovements**

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

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

Objectives:

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

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

**Other PHA Goals and Objectives: (list below)**

**AnnualPHAPlan**  
**PHA FiscalYear2003**  
 [24CFRPart903.7]

**i. AnnualPlanType:**

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

**StandardPlan**

**StreamlinedPlan:**

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

**TroubledAgencyPlan**

**ii. ExecutiveSummaryoftheAnnualPHAPlan**

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

**iii. AnnualPlanTableofContents**

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan,includingattachments,andalistofsupporting documentsavailableforpublicinspection.

**TableofContents**

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### Attachments

Indicatewhichattachmentsareprovidedbyselectingallthatapply.Providetheattachment'sname(A, B,etc.)inthespacetotheleftofthenameoftheattachment.Note:Iftheattachmentisprovidedasa **SEPARATE**filesubmissionfromthePHAPlan file,providethefilenameinparenthesesinthespace totherightofthetitle.

#### RequiredAttachments:

- AdmissionsPolicyforDeconcentration (tn060a01)
- FY2003CapitalFundProgramAnnualStatement (tn060b01)
- Mostrecentboard -approvedoperatingbudget(RequiredAttachmentforPHAs thataretroubledoratriskofbeingdesignatedtroubledONLY)
- DeconcentrationInformation (tn060c01)
- PetPolicy (tn060d01)
- StatementofProgressinMeeting5 -YearMissionandGoals (tn060e01)
- ResidentMemberonthePHAGoverningBoard (Includedinplan)
- MembershipoftheResidentAdvisoryBoard (Includedinplan )
- VoluntaryConversion (Includedinplan)
- CommunityServiceRequirements (tn060i01)

#### OptionalAttachments:

- PHAManagementOrganizationalChart
- FY2003CapitalFundProgram5YearActionPlan (tn060f01)
- PublicHousingDrugEliminationProgram(PHDEP)Plan
- CommentsofResidentAdvisoryBoardorBoards(mustbeattachedifnot includedinPHAPlantext)
- Other(Listbelow,providingeachattachmentname)

TN37-PO60-501-01P&EReport,dated3/31/2003 (tn060g01)

TN37-PO60-501-02P&EReport,dated3/31/2003 (tn060h01)

### SupportingDocumentsAvailableforReview

Indicatewhichdocumentsareavailableforpublicreviewbyplacingamarkinthe“Applicable&On Display”columnintheappropriaterows.Alllisteddocumentsmustbeondisplayifapplicabletothe programactivitiesconductedbythePHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance</i> ; <i>Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Deconcentration Information <b>(tn060c01)</b>	Annual Plan

## 1. Statement of Housing Needs

[24CFR Part 903.79(a)]

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

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

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

Housing Needs of Families in the Jurisdiction by Family Type –Cocke County							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Race/Ethnicity							

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

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant -based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	85		154
Extremely low income <=30% AMI	70	82.4	
Very low income (>30% but <=50% AMI)	12	14.1	
Low income (>50% but <80% AMI)	3	3.5	

<b>Housing Needs of Families on the Waiting List</b>			
Families with children	28	32.9	
Elderly families	1	1.2	
Families with Disabilities	4	4.7	
Race/ethnicity W	83	97.6	
Race/ethnicity B	2	2.4	
Race/ethnicity H	0	0	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	61	71.8	26
2BR	13	15.3	80
3BR	11	12.9	41
4BR	4	4.0	7
5BR	0	0	N/A
5+BR	0	0	N/A
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to open the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

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

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line

- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

**2. Statement of Financial Resources**

[24CFR Part 903.79(b)]

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

publichousingcapitalimprovements,publichousingsafety/security,publichousingsupportiveservices,  
Section8tenant -basedassistance,Section8s upportiveservicesorother.

<b>FinancialResources: PlannedSourcesandUses</b>		
<b>Sources</b>	<b>Planned\$</b>	<b>PlannedUses</b>
<b>1. FederalGrants(FY2003grants)</b>		
a) PublicHousingOperatingFund	826,999	
b) PublicHousingCapitalFund	684,024	
c) HOPEVIR revitalization	0	
d) HOPEVIDemolition	0	
e) AnnualContributionsforSection 8Tenant -BasedAssistance	0	
f) PublicHousingDrugElimination Program(includinganyTechnical Assistancefunds)	0	
g) ResidentOpportunityandSelf - SufficiencyGrants	0	
h) CommunityDevelopmentBlock Grant	0	
i) HOME	0	
OtherFederalGrants(listbelow)	0	
<b>2.PriorYearFederalGrants (unobligatedfundsonly)(list below)</b>		
CFP2002	8,294	Modernization
<b>3.PublicHousingDwellingRental Income</b>		
<b>FY2003DwellingRentOnly</b>	608,370	Operations
<b>4.Otherincome (listbelow)</b>		
FY2003Ex.Utilities,Non -dwelling Rent,interest,w.o.chgs.,misc.	115,360	Operations
<b>5.Non -federalsources (listbelow)</b>		
<b>Totalresources</b>	<b>2,343,047</b>	Operations, Modernization

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses

### 3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

#### **A. Public Housing**

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

#### **(1) Eligibility**

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

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

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

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

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

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

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

#### **(2) Waiting List Organization**

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

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

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

- PHA main administrative office
- PHA development site management office
- Other (list below)

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

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

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

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

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

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

### **(3) Assignment**

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

- One
- Two
- Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families

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

All other families

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

### 3 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

**2** All other families

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

- The PHA - resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

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

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

**(6) Deconcentration and Income Mixing**

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

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

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

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

Employing new admission preferences at targeted developments  
If selected, list targeted developments below:

Other (list policies and development targeted below)

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

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

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

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

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

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

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

## **B. Section 8**

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

### **(1) Eligibility**

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

- Criminal or drug -related activity only to the extent required by law or regulation

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

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug -related activity
- Other (describe below)

**(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project -based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

**(3) Search Time**

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

If yes, state circumstances below:

**(4) Admissions Preferences**

a. Incometargeting

Yes  No: DoesthePHAplantoexceedthefederaltargetingrequirementsby targetingmoreth an75%ofallnewadmissionstothesection8 programtofamiliesatorbelow30%ofmedianareaincome?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance ?(other than date and time of application)(if no, skip to subcomponent **(5) Special purpose section 8 assistance programs** )

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

Former Federal preferences

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

Other preferences (select all that apply)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the

same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

**(5) Special Purpose Section 8 Assistance Programs**

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

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

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

- Through published notices
- Other (list below)

**4. PHA Rent Determination Policies**

[24CFR Part 903.79(d)]

**A. Public Housing**

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

**(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

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

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

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

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

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

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

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

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

f. Rent re-determinations:

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

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

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

## (2) Flat Rents

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

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

### **Fair Market Rents (FMR)**

## **B. Section 8 Tenant -Based Assistance**

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

### (1) Payment Standards

Describe the voucher payment standards and policies .

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

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

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

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

Other(listbelow)

c.Ifthepayment standardishigherthanFMR,whyhasthePHAchosenthislevel?  
(selectallthatapply)

- FMRsarenotadequatetoensuresuccessamongassistedfamiliesinthePHA's  
segmentoftheFMRarea
- Reflectsmarketorsubmarket
- Toincreasehousingoptionsforfamilies
- Other(listbelow)

d.Howoftenarepaymentstandardsreevaluatedforadequacy?(selectone)

- Annually
- Other(listbelow)

e.WhatfactorswillthePHAconsiderinitsassessmentoftheadquacyofitspayment  
standard?(selectallthatapply)

- Successratesofassistedfamilies
- Rentburdensofassistedfamilies
- Other(listbelow)

## **(2)MinimumRent**

a. WhatamountbestreflectsthePHA'sminimumrent?(selectone)

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

b.  Yes  No:HasthePHAadoptedanydiscretionaryminimumrent hardship  
exemptionpolicies?(ifyes,listbelow)

## **5.OperationsandManagement**

[24CFRPart903.79(e)]

ExemptionsfromComponent5:HighperformingandsmallPHAsarenotrequiredto completethis  
section.Section8onlyPHAsmustcompleteparts A,B,andC(2)

### **A.PHAManagementStructure**

DescribethePHA'smanagementstructureandorganization.  
(selectone)

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

**B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		

**C. Management and Maintenance Policies**

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

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

## **6. PHA Grievance Procedures**

[24CFR Part 903.79(f)]

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

### **A. Public Housing**

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office  
 PHA development management offices  
 Other (list below)

### **B. Section 8 Tenant -Based Assistance**

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

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24CFR Part 903.79(g)]

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

### A. Capital Fund Activities

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

#### (1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

#### (2) Optional 5 -Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) **tn060f01**

-or-

The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert here)

**SEE ABOVE**

## **B. HOPEVI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

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

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

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

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

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

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

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

## **8. Demolition and Disposition**

[24 CFR Part 903.79(h)]

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

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

2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>          (DD/MM/YY)          </u>	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:	

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

[24 CFR Part 903.79(i)]

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

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities

or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

**2. Activity Description**

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

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously -approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

**10. Conversion of Public Housing to Tenant -Based Assistance**

[24 CFR Part 903.79(j)]

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

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the FY1996 HUD Appropriations Act**

**HUD**

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

2. Activity Description

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

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment result submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent	

<input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)
--

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

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

**11. Homeownership Programs Administered by the PHA**

[24CFR Part 903.79(k)]

**A. Public Housing**

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

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

2. Activity Description

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

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name:

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

## B. Section 8 Tenant Based Assistance

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

### 2. Program Description:

#### a. Size of Program

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

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

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

#### b. PHA -established eligibility criteria

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

If yes, list criteria below:

## **12. PHA Community Service and Self-Sufficiency Programs**

[24CFR Part 903.79(1)]

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

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

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

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

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

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

### **B. Services and programs offered to resident and participants**

#### **(1) General**

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies



Public Housing		
Section 8		

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

### C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and training staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

### 13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

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

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti crime/anti drug programs
- Other (describe below)

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

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

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

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

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

### C.CoordinationbetweenPHAandthepolice

1.Describethecoordinationbet weenthePHAandtheappropriatepoliceprecinctsfor carryingoutcrimepreventionmeasuresandactivities:(selectallthatapply)

- Policeinvolvementindevelopment,implementation,and/orongoing evaluationofdrug -eliminationplan
- Policeprovidecrimedatatohousingauthoritystaffforanalysisandaction
- Policehaveestablishedaphysicalpresenceonhousingauthorityproperty(e.g., communitypolicingoffice,officerinresidence)
- Policeregularlytestifyinandotherwisesupportevictioncases
- PoliceregularlymeetwiththePHAmangementandresidents
- AgreementbetweenPHAandlocallawenforcementagencyforprovisionof above-baselinelaw enforcementservices
- Otheractivities(listbelow)

2.Whichdevelopmentsaremostaffected?(listbelow)

### D.AdditionalinformationasrequiredbyPHDEP/PHDEPPlan

PHAseligibleforFY2000PHDEPfundsmustprovideaPHDEPPlanmeetingspecifiedrequirements priortoreceiptofPHDEPfund.

- Yes  No:Is thePHAeligibletoparticipateinthePHDEPinthefiscalyear coveredbythisPHAPlan?
- Yes  No:Has thePHA includedthePHDEPPlanforFY2000inthisPHA Plan?
- Yes  No:ThisPHDEPPlanisanAttachment.(AttachmentFilename:)

## **14.RESERVEDFORPETPOLICY**

[24CFRPart903.79(n)]

## **15.CivilRightsCertifications**

[24 CFRPart903.79(o)]

CivilrightscertificationsareincludedinthePHAPlanCertificationsofCompliance withthePHAPlansandRelatedRegulations.

## **16.FiscalAudit**

[24CFRPart903.79(p)]

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

## **17. PHA Asset Management**

[24CFR Part 903.79(q)]

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

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - Not applicable
  - Private management
  - Development-based accounting
  - Comprehensive stock assessment
  - Other: (list below)
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24CFR Part 903.79(r)]

### **A. Resident Advisory Board Recommendations**

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

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

Attached as Attachment (Filename)

Provided below:

Comment: More parking and site lighting at Driscoll Circle

**Response: Newport Housing Authority will contact City regarding additional lighting. There is not much room for additional parking at this site but it will be looked at.**

Comment: Additional police officers so that an officer will be on site more hours per day.

**Response: Newport Housing Authority has one officer on duty and will look at options to provide additional manpower.**

Comment: Drainage problems at various sites.

**Response: Landscaping is included in the five -year plan.**

Comment: Suggestions for better access for the disabled at the hotel building. Question regarding the possibility of adding a ramp to the front porch.

**Response: There is very little room for any additional ramping due to the proximity to the street and the drive behind the hotel. Newport Housing Authority will look at all options and if feasible, will consider them .**

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

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

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

Other: (list below)

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

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

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub -component C.)

2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub component C.) -

### 3. Description of Resident Election Process

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

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

#### b. Eligible candidates: (select one)

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

#### c. Eligible voters: (select all that apply)

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

### C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) **State of Tennessee**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

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

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

#### **D. Other Information Required by HUD**

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

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

The following are considered to be significant amendments or modifications:

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

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

#### **Attachments**

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



**Required Attachment: Resident Member on the PHA Governing Board**

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

A. Name of resident member(s) on the governing board: **Helen F. Pierce**

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

- Elected
- Appointed

C. The term of appointment is (include the date term expires): **06/06/2005**

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

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

B. Date of next term expiration of a governing board member: **11/15/2003**

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

**Mayor Roland Dykes, Jr.**

**Required Attachment: Membership of the Resident Advisory Board or Boards**

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

Bonnie Ellenburg  
Lavon Riddle  
Helen Pierce  
Lillie Palmer  
Tabitha Gunter  
Terry Hickson  
Doak Nelson  
Ellen Bryant  
Pat Owens

## **Required Attachment: Voluntary Conversion**

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

**Seven(7)**

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

**Zero(0)**

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

**One, the initial assessment**

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

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

## THE NEWPORT HOUSING AUTHORITY DECONCENTRATION POLICY

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

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

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

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

## AnnualStatement/PerformanceandEvaluationReport

### CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI: Summary

<b>PHAName:</b> NewportHousingAutho rity	<b>GrantTypeandNumber</b> CapitalFundProgramGrantNo:TN37 -P060-501-03 ReplacementHousingFactorGrantNo:	<b>FederalFYofGrant:</b> 2003
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OriginalAnnualStatement     ReserveforDisasters/Emergencies     RevisedAnnualStatement(revisionno: )  
 PerformanceandEvaluationReportforPeriodEnding:     FinalPerformanceandEvaluationReport

Line No.	SummarybyDevelopmentAccount	TotalEs timatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations	0			
3	1408ManagementImprovements	47,230			
4	1410Administration	36,320			
5	1411Audit(30%)	0			
6	1415LiquidatedDamages	0			
7	1430FeesandCosts	3,000			
8	1440SiteAcquisition	0			
9	1450SiteImprovement	18,800			
10	1460DwellingStructures	429,684			
11	1465.1DwellingEquipment —Nonexpendable	0			
12	1470Non -dwellingStructures	143,990			
13	1475Non -dwelling Equipment	0			
14	1485Demolition	0			
15	1490ReplacementReserve	0			
16	1492MovingtoWorkDemonstration	0			
17	1495.1RelocationCosts	5,000			
18	1499DevelopmentActivities	0			
19	1501CollaterizationorDebtService	0			
20	1502Contingenc y	0			
21	AmountofAnnualGrant:(sumoflines2 –20)	684,024			
22	Amountofline21RelatedtoLBPActivities				
23	Amountofline21RelatedtoSection504compliance				
24	Amountofline21RelatedtoSecurity –SoftCosts				
25	AmountofLi ne21RelatedtoSecurity – HardCosts				
26	Amountofline21RelatedtoEnergyConservationMeasures				

**AnnualStatement/PerformanceandEvaluationReport**  
**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)**  
**Part II:SupportingPages**

PHAName: NewportHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: TN37-P060-501-03 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2003			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
TN37PO60001								
Col.C.T.Rhyme Homes	Paintormarkap t.parkingspaceswith numbers	1450	112	6,000				
	Pressuregroutingfoundation;brickwalls, repair/replace;foundationreinforcement	1460	asneeded	56,100				
	Replaceplasterceilings	1460	Asneeded	15,000				
	Lead-Basedpaintabatment	1460	59readings	14,655				
	Replacesewerlines	1460	17	44,360				
	<b>TOTAL</b>			<b>136,115</b>				
TN37PO60002								
Dr.DennisBranch Homes	Lead-Basedpaintabatment	1460	2readings	505				
	<b>TOTAL</b>			<b>505</b>				
TN37PO60003								
MayorFredM. Valentine,Jr. Homes est.\$3,700	Replaceclosetrods&shelves	1460	46units	5,060				
	Replacebathroomheaters	1460	56	3,640				
	Sewerrepairs(655Lamons,236 -238 Larmie)	1460	3	7,500				
	<b>TOTAL</b>			<b>16,200</b>				

**AnnualStatement/PerformanceandEvaluationReport**  
**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)**  
**Part II:SupportingPages**

PHAName: NewportHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: TN37-P060-501-03 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2003			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
TN37PO60004								
Myers&Runnion Homes	Pressuregroutingfoundation;brickwalls, repair/replace;foundationreinforcement	1460	asneeded	25,800				
	Replaceclosetrods&shelvin g	1460	50	5,500				
	<b>TOTAL</b>			<b>31,300</b>				
TN37PO60005								
ElizabethS.Jones Homes	Pavingmetalwarehousedriveway	1450	LS	8,000				
	Chainlinkfencearoundwarehouse	1450	LS	4,800				
	StorageBuildings	1460	14	21,000				
	Replaceexteriorfaucets	1460	142	4,040				
	Metalwarehouseimprovementsinterior& exterior	1470	LS	33,530				
	Securityalarmsystemformetalwarehouse	1470	LS	1,460				
	<b>TOTAL</b>			<b>72,830</b>				
TN37PO60006								
JamesW.Briggs								
	<b>TOTAL</b>			<b>0</b>				



**AnnualStatement/PerformanceandEvaluationReport**  
**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)**  
**Part II:SupportingPages**

PHAName: NewportHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: TN37-P060-501-03 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2003			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1460		0				
	VISTAVolunteer	1408		12,500				
	NeighborhoodWatchProgram(1)	1408		0				
	NHAPoliceOfficer	1408		24,000				
	ImproveRentCollections(1)	1408		0				
	ResidentServicesCoordinator(1)	1408		0				
	FringeBenefits(1)PoliceOfficer,Mod Supervisor	1408		10,730				
	Crime/SecurityEquipment	1408		0				
	Sundry/Advertising	1410		2,000				
	StaffTraining(asneeded)	1410		0				
	MODSupervisor	1410		34,320				
	A/EFirm,consultants	1430		3,000				
	Relocation	1495.1		5,000				
	Contingency	1502		0				
	Computerupgrade	1475.4		0				
	Usedbackhoe	1475		0				
	ReplacementRese rves	1490		0				
	MainOfficerroof	1470		9,000				
	TCACAmeriCorps,CCP(1)	1408		0				
	Audit(30%)	1411		0				
	<b>TOTAL</b>			<b>100,550</b>				

**AnnualStatement/PerformanceandEvaluationReport**  
**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)**  
**PartIII:ImplementationSchedule**

PHAName: NewportHousingAuthority		GrantTypeandNumber CapitalFundProgramNo: TN37-P060-501-03 ReplacementHousingFactorNo:					FederalFYofGrant: 2003
DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
TN37-PO60-001 RhyneHomes	06/30/2005			12/31/2006			
TN37-PO60-002 Dr.BranchHomes	06/30/2005			12/31/2006			
TN37-PO60-003 MayorValentineHomes	06/30/2005			12/31/2006			
TN37-PO60-004 Myers&Runnion Homes	06/30/2005			12/31/2006			
TN37-PO60-005 ElizabethJonesHomes	06/30/2005			12/31/2006			
TN37-PO60-006 JamesW.BriggsHomes	06/30/2005			12/31/2006			
TN37-PO60-007 MayorWilsonHomes	06/30/2005			12/31/2006			
TN37-PO60-008 Rhea-MimsHotel	06/30/2005			12/31/2006			
PHA-WIDE	06/30/2005			12/31/2006			



**Component3,(6)DeconcentrationandIncomeMixing**

- a.  Yes  No: DoesthePHAhaveanygeneraloccupancy(family)public housingdevelopmentscoveredbythedeconcentrationrule?Ifno, thissectioniscomplete. Ifyes,continuetothenextquestion.
- b.  Yes  No: Doanyofthesecovereddevelopmentshaveaverageincomes aboveorbelow85%to115%oftheaverageincomesofallsuch developments?Ifno,thissectioniscomplete.

Ifyes,listthesedevelopmentsasfollows:

<b>DeconcentrationPolicyforCoveredDevelopments</b>			
<b>DevelopmentName :</b>	<b>Number ofUnits</b>	<b>Explanation(ifany)[seestep4at §903.2(c)(1)(iv)]</b>	<b>Deconcentrationpolicy(if noexplanation)[seestep5 at §903.2(c)(1)(v)]</b>
TN60-001 Col.CharlesT. RhyneHomes		77.4% Leasingthis developmentismoredifficult thananyoftheother developments.Possibilityof establishing“specialrent”asan incentive	Seeattachment tn060a01

**PETPOLICY****NEWPORTHOUSINGAUTHORITY(NHA)**

TheNewportHousingAuthorityhasestablishedguidelinesforimplementingaPet Policy.Belowisanabbreviatedlist.AcompletePetPolicyisavailableuponrequest,at theMainOfficeofNewportHousingAu thority.

1. WrittenrequestforpetbyHeadofHouseholdrequired.
2. WrittenapprovalbyNHApriortohousingpet.
3. ResidentisrequiredtosignPetLease
4. Petsmustbecontrolledbyleash,petcarrierorcageatalltimes.Theyarenot permittedtobeoutsideunattended.
5. Nomorethantwopetsperhousehold;exceptions –2birds,fishaquariumof20 gallons,maximum
6. Sizeofdogs –25inchesinheightand25lbs.(max.)Animalsthatassist,support orprovideservicetopersonwithdisabiliti esareexemptfromthisrequirement.
7. Noanimalsofaggressivedispositionpermitted.
8. Animalsmustbespayedorneutered.
9. Residentsresponsibleforanimal'spropercare,includingrabiesvaccination.
10. Residentstocleanupafterpet.
11. Noalt erationstobemadetodwellingunit –insideoroutside(dwellinglease).
12. RegistrationofpetsrequiredwithNHA.
13. Petdepositof\$100.00.

**STATEMENTOFPROGRESSINMEETING  
5 - YEARPLANMISSIONANDGOALS**

**NEWPORTHOUSINGAUTHORITY(NHA)**

TheNewportHousingAuthority'sgoalistoprovide drugfree,decent,safeandsanitary housingforeligiblefamiliesandtoprovideopportunitiesandpromoteself-sufficiency andeconomicindependenceforthecitizensofNewportandCockeCounty.

Inordertoachievethismission,westrivetodothefollowing:

- Providewellmaintainedaffordablehousinginasafeenvironment;
  - Revitalizeandmaintainingneighborhoods;
  - Formeffectivepartnershipstomaximizesocial,educationalandeconomic opportunities
1. TheNHAhasbeensuccessfulinleveragingotherfundstocreateadditional housingopportunities.TheRhea -MimsHotelprojectwascompletedin2002 consistsof17low -income,elderlyunits.
  2. TheNHAcontinuestoundertakeaffirmativemeasurestoprovideasuitableliving environmentforfamilieslivinginassistedhousing,regardlessof face,color, religionnationalorigin,sex,familialstatus,anddisability.
  3. TheNHAcontinuestorenovatepublichousingproperty.Averycapablework crew,utilizingforceaccount,iscontinuingtoupgradeunitsandsurrounding areas.
  4. TheNHAcontinuestoimplementsecuritymeasures.
  5. TheMimsClinicproject,TN 060-007,willbeaneducational,trainingfacility withofficespacestoserve low -incomepeopleinthecommunityandspecifically NHAResidents.Renovationswillbecompletedinaboutoneyear,usingCFP funds,etc.Itisapproximately60%completetodate.

### CapitalFundProgramFive -YearActionPlan PartI:Summary

PHAName NewportHousingAuthority		<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA- Wide	Year1	WorkStatementforYear2 FFYGrant:TN37 -PO60-501-04 PHAFY:2004	WorkStatementforYear3 FFYGrant:TN37 -PO60-501-05 PHAFY:2005	WorkStatementforYear4 FFYGrant:TN37 -PO60-501-06 PHAFY:2006	WorkStatement forYear5 FFYGrant:TN37 -PO60-501-07 PHAFY:2007
	Annual Statement				
TN37-PO60-001		85,684	94,370	68,000	145,816
TN37-PO60-002		20,400	2,640	0	0
TN37-PO60-003		29,660	23,000	0	46,000
TN37-PO60-004		3,200	10,500	36,774	50,000
TN37-PO60-005		20,260	119,340	314,850	71,500
TN37-PO60-006		31,900	0	154,160	125,000
TN37-PO60-007		71,600	0	15,000	8,400
TN37-PO60-008		323,270	342,124	0	0
PHA-WIDE		98,050	92,050	95,240	92,050
Replacement Reserves(temp.)		0	0	0	145,258
CFPFundsListed for5 -yearplanning		<b>684,024</b>	<b>684,024</b>	<b>684,024</b>	<b>684,024</b>
Replacement HousingFactor Funds					



**CapitalFundProgramFive -YearActionPlan**  
**PartII:SupportingPages —WorkActivities**

Activitiesfor Year1	ActivitiesforYear: <u>2</u> FFYGrant:TN37 -PO60-501-04 PHAFY:2004			ActivitiesforYear: <u>3</u> FFYGrant:TN37 -PO60-501-05 PHAFY:2005		
	Development Name/Number	MajorWorkCategories	EstimatedCost	Development Name/Number	Major WorkCategories	EstimatedCost
See						
Annual	TN37-PO60-004 Myers&Runnion Homes	Fence(6' x522')	3,200	TN37-PO60-004 Myers&Runnion Homes	Ranges(50)	10,500
Statement						
		<b>SUB-TOTAL</b>	<b>3,200</b>		<b>SUB-TOTAL</b>	<b>10,500</b>
	TN37-PO60-005 ElizabethS.Jones Homes	Bathrooms(36)	20,260	TN37-PO60-005 ElizabethS.Jones Homes	Ranges(71)	14,910
					Refrigerators(71)	23,430
					Heaters,includingbathroom	81,000
		<b>SUB-TOTAL</b>	<b>20,260</b>		<b>SUB-TOTAL</b>	<b>119,340</b>
	TN37-PO60-006 JamesW.Briggs Homes	ExteriorDoors(108)	31,900	TN37-PO60-006 JamesW.BriggsHomes		
		<b>SUB-TOTAL</b>	<b>31,900</b>		<b>SUB-TOTAL</b>	<b>0</b>
		<b>TotalCFPEstimatedCost</b>	\$			\$

**CapitalFundProgramFive -YearAction Plan**  
**PartII:SupportingPages —WorkActivities**

Activitiesfor Year1	ActivitiesforYear: <u>2</u> FFYGrant:TN37 -PO60-501-04 PHAFY:2004			ActivitiesforYear: <u>3</u> FFYGrant:TN37 -PO60-501-05 PHAFY:2005		
	<b>Development Name/Number</b>	<b>MajorWorkCategories</b>	<b>EstimatedCost</b>	<b>Development Name/Number</b>	<b>MajorWorkCategories</b>	<b>Estimated Cost</b>
See	TN37-PO60-007 MayorJeanneY. WilsonHomes	Heaters(40)	21,600	TN37-PO60-007 MayorJeanneY. WilsonHomes		
Annual Statement		MimsClinic	50,000			
		<b>SUB-TOTAL</b>	<b>71,600</b>		<b>SUB-TOTAL</b>	<b>0</b>
	TN37-PO60-008 Rhea-MimsHotel Building	Rhea-MimsHotelBldg.	323,270	TN37-PO60-008 Rhea-MimsHotel Building	Rhea-MimsHotelBldg.	342,124
		<b>SUB-TOTAL</b>	<b>323,270</b>		<b>SUB-TOTAL</b>	<b>342,124</b>
						<b>0</b>
		<b>TotalCFPEstimatedCost</b>	\$			\$

**CapitalFundProgramFive -YearActionPlan**  
**PartII:SupportingPages —WorkActivities**

Activitiesfor Year1	ActivitiesforYear: <u>  2  </u> FFYGrant:TN37 -PO60-501-04 PHAFY:2004			ActivitiesforYear: <u>  3  </u> FFYGrant:TN37 -PO60-501-05 PHAFY:2005		
	<b>Development Name/Number</b>	<b>MajorWorkCategories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>MajorWorkCategories</b>	<b>EstimatedCost</b>
See	PHA-WIDE	Operations	0	PHA-WIDE	Operations	0
Annual		VISTAVolunteers	12,500		VISTAVolunteers	12,500
Statement		NeighborhoodWatch Program(1)	0		NeighborhoodWatch Program(1)	0
		PHAPoliceOfficer	24,000		PHAPoliceOfficer	24,000
		ImproveRent Collections(1)	0		ImproveRentCollections (1)	0
		ResidentServices Coordinator(1)	0		ResidentServices Coordinator(1)	0
		FringeBenefits(2)Police Officer,Modsupervisor	10,730		FringeBenefits(2)Police Officer,Modsupervisor	10,730
		Crime/SecurityEquipment, ResidentCouncil	0		Crime/SecurityEquipment, ResidentCouncil	0
		Sundry/Advertising	5,000		Sundry/Advertising	5,000
		StaffTraining(asneeded)	1,000		StaffTraining(asneeded)	1,000
		ModSupervisor	34,320		ModSupervisor	34,320
		A/EFirm	3,000		A/EFirm	3,000
		Audit(30%)	1,500		Audit(30%)	1,500
		Contingency	0		Contingency	0
		OPERATIONS(1406)	6,000			
		ReplacementReserves	0		ReplacementReserves	0
		Remodelmainoffice(1407)	0			
		TCACAmeriCorps,CCP(1)	0			
		<b>SUB-TOTAL</b>	<b>98,050</b>		<b>SUB-TOTAL</b>	<b>92,050</b>
		<b>TotalCFPEstimatedCost</b>	<b>\$684,024</b>			<b>\$684,024</b>

**CapitalFundProgramFive -YearActionPlan**  
**PartII:SupportingPages —WorkActivities**

ActivitiesforYear: <u>4</u> __ FFYGrant:TN 37-PO60-501-06 PHAFY:2006			ActivitiesforYear: <u>5</u> __ FFYGrant:TN37 -P060-501-07 PHAFY:2007		
Development Name/Number	MajorWorkCategories	EstimatedCost	Development Name/Number	MajorWorkCategories	EstimatedCost
TN37-PO60-001 Col.C.T.Rhyne Homes	Fence(6'x833')	5,000	TN37-PO60-001 Col.C.T.Rhyne Homes	Pressuregroutingfoundation	0
	Replaceplasterceilingsas needed	45,500		Replaceplasterceilingsas needed	15,000
	Parkingbays,useanysurplus funds	0		Frontporchreceptacles	1,200
	Refrigerators(53)	17,500		Replaceinteriordoors -BR (246)	55,600
				Replacesewerlines(29)	74,016
	<b>SUB-TOTAL</b>	<b>68,000</b>		<b>SUB-TOTAL</b>	<b>145,816</b>
TN37-PO60-002 Dr.DennisBranch Homes			TN37-PO60-002 Dr.DennisBranch Homes		
	<b>SUB-TOTAL</b>	<b>0</b>		<b>SUB-TOTAL</b>	<b>0</b>
TN37-PO60-003 MayorFredM. Valentine,Jr.Homes			TN37-PO60-003 MayorFredM. Valentine,Jr.Homes	Reroof(46)	46,000
	<b>SUB-TOTAL</b>	<b>0</b>		<b>SUB-TOTAL</b>	<b>46,000</b>
<b>TotalCFPEstimatedCost</b>		\$			\$

**CapitalFundProgramFive -YearActionPlan**  
**PartII:SupportingPages —WorkActivities**

ActivitiesforYear: 4_ __ FFYGrant:TN37 -PO60-501-06 PHAFY:2006			ActivitiesforYear: 5__ FFYGrant:TN37 -PO60-501-07 PHAFY:2007		
Development Name/Number	MajorWorkCategories	EstimatedCost	Development Name/Number	MajorWorkCategories	EstimatedCost
TN37-PO60-004 Myers&Runnion Homes	Exteriordoors(80)Elderly frontonly	23,500	TN37-PO60-004 Myers&Runnion Homes	Pressuregroutfound ation	0
	(77)familyinteriorlights(50)	12,500		Reroof(50)	50,000
	Siteimprovements	774			
	<b>SUB-TOTAL</b>	<b>36,774</b>		<b>SUB-TOTAL</b>	<b>50,000</b>
TN37-PO60-005 ElizabethS.Jones Homes	Cabinets(69) Kitchens	146,850	TN37-PO60-005 ElizabethS.Jon es Homes	Storagebuildings(29)	43,500
	Ceilings(65)	80,000		Windows(71)	28,000
	Floortile,Vinylbb	88,000			
	<b>SUB-TOTAL</b>	<b>314,850</b>		<b>SUB-TOTAL</b>	<b>71,500</b>
TN37-PO60-006 JamesW.BriggsHomes	Bathrooms(50)	29,160	TN37-PO60-006 JamesW. BriggsHomes	Boys&GirlsClub	125,000
	Boys&GirlsClub	125,000			
	<b>SUB-TOTAL</b>	<b>154,160</b>		<b>SUB-TOTAL</b>	<b>125,000</b>
	<b>TotalCFPEstimatedCost</b>	<b>\$</b>			<b>\$</b>



**CapitalFundProgramFive -YearActionPlan**  
**PartII:SupportingPages —WorkActivities**

ActivitiesforYear: 4_ __ FFYGrant:TN37 -PO60-501-05 PHAFY:2005			ActivitiesforYear: 5__ FFYGrant:TN37 -PO60-501-06 PHAFY:2006		
Development Name/Number	MajorWorkCategories	EstimatedCost	Development Name/Number	MajorWorkCategories	EstimatedCost
PHA-WIDE	Operations	0	PHA-WIDE	Operations	0
	VISTAVolunteers	12,500		VISTAVolunteers	12,500
	NeighborhoodWatch Program(1)	0		NeighborhoodWatch Program(1)	0
	PHAPoliceOfficer	24,000		PHAPoliceOfficer	24,000
	ImproveRentCollections(1)	0		ImproveRentCollections (1)	0
	ResidentServices Coordinator(1)	0		ResidentServices Coordinator(1)	0
	FringeBenefits(2)Police Officer,Modsupervisor	10,730		FringeBenefits(2)Police Officer,Modsupervisor	10,730
	Crime/SecurityEquipment, ResidentCouncil	0		Crime/SecurityEquipment, ResidentCouncil	0
	Sundry/Advertising	5,000		Sundry/Advertising	5,000
	StaffTraining(asneeded)	1,000		StaffTraining(asneeded)	1,000
	ModSupervisor	34,320		ModSupervisor	34,320
	A/EFirm	3,000		A/EFirm	3,000
	Audit(30%)	1,500		Audit(30%)	1,500
	Contingency	3,190		Contingency	0
				ComputerUpgrade	0
	ReplacementReserves	0		ReplacementReserves	0
				Remodelmainoffice(1407)	0
				TCACAmeriCorps,CCP (1)	0
	<b>SUB-TOTAL</b>	<b>95,240</b>		<b>SUB-TOTAL</b>	<b>92,050</b>
	<b>TotalCFPEstimatedCost</b>	<b>\$684,024</b>			<b>\$684,024</b>

<b>AnnualStatement/PerformanceandEvaluationReport</b>					
<b>CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary</b>					
<b>PHAName:</b> NewportHousingAuthority		<b>GrantTypeandNumber</b> CapitalFundProgramGrantNo: TN37-P060-501-01 ReplacementHousingFactorGrantNo:			<b>FederalFYofGrant:</b> 2001
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisio: C -"In -houseorFungibility"March31,2003 ) <input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:3/31/2003 <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActu alCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations	0	36,293	36,293	0
3	1408ManagementImprovements	40,828		40,828	31,775.52
4	1410Administration	57,550	54,550	54,550	31,835.10
5	1411Audit	0		0	0
6	1415LiquidatedDamages	0		0	0
7	1430FeesandCosts	51,522		51,522	8,250.00
8	1440SiteAcquisition	0		0	0
9	1450SiteImprovement	34,900	14,900	14,900	143.47
10	1460DwellingStructures	321,053	297,760	297,760	175,703.93
11	1465.1DwellingEquipment —Nonexpendable	0		0	0
12	1470NondwellingStructures	185,000		185,000	99,691.05
13	1475NondwellingEquipment	6,000	16,000	16,000	6,000.00
14	1485Demolition	0			
15	1490ReplacementReserve	0			
16	1492MovingtoWorkDemonstration	0			
17	1495.1Relocati onCosts	0			
18	1499DevelopmentActivities	0			
19	1501CollaterizationorDebtService	0			
20	1502Contingency	0			
21	AmountofAnnualGrant:(sumoflines2 -20)	696,853	696,853	696,853	353,399.07
22	Amountoffline21RelatedtoLBPActivities				
23	Amountoffline21RelatedtoSection504compliance				
24	Amountoffline21RelatedtoSecurity -SoftCosts				
25	AmountofLine21RelatedtoSecurity -HardCosts				
26	Amountoffline21RelatedtoEnergyConservationMeasures				

## AnnualStatement/PerformanceandEvaluationReport

### CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)

#### PartII:SupportingPages

PHAName: NewportHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: TN37-PO60-501-01 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2001		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
TN37-PO60-001	Handrails	1450	Asneeded	12,100	2,100	2,100	0	Pending
Col.C.T.Rhyne Homes	Landscaping	1450	112units	15,000	5,000	5,000	143.47	Pending
	Porches	1460	34ea.	26,200		26,200	99.81	Pending
	TermiteTreatment	1460	112units	56,100	48,421	48,421	48,420.81	Complete
	Washerdrains	1460	112units	22,400	9,524	9,524	9,523.48	Complete
	LBPTesting	1430.2	11units	11,200		11,200	0	April,'03
	Floor tile(243 -245,632)	1460	3units	5,000		5,000	0	April,'03
	<b>TOTAL</b>			<b>148,000</b>	<b>107,445</b>	<b>107,445</b>	<b>58,187.57</b>	
TN37-PO60-002	LBPTesting	1430.2	8units	800		800	0	April,'03
Dr.DennisBranch Homes								
	<b>TOTAL</b>			<b>800</b>	<b>800</b>	<b>800</b>	<b>0</b>	
TN37-PO60-003	Molding(outsidetrim>windowframe, replacedamaged	1460	Asneeded	5,000	3,978	3,978	3,977.43	Complete
MayorFredM. Valentine,Jr. Homes	Interiordoors	1460	223ea.	25,800	23,437	23,437	23,436.53	Complete
	Floor,Concreteslabrepairs,in terior	1460	Asneeded	14,000	0	0	0	
	LBPTesting	1430.2	46units	4,600		4,600	0	April,'03
	ExpandShopStorage	1470		10,000		10,000	0	
	<b>TOTAL</b>			<b>59,400</b>	<b>32,015</b>	<b>32,015</b>	<b>27,413.96</b>	
TN37-PO60-004	Flooring	1460	43units	46,500		46,500	1,106.21	April,'03

## AnnualStatement/PerformanceandEvaluationReport

### CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)

#### PartII:SupportingPages

PHAName: NewportHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: TN37-PO60-501-01 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2001		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
Myers&Runnion Homes	Storagebuildings,elderlyunits Mainofficeimprovements	1460 1470	20units	20,000 0	53,113 10,000	53,113 10,000	53,112.99 8,587.90	Complete 85%Complete
	Floor,concreteslabrepairs,interior	1460	Asneeded	15,100	2,408	2,408	2,407.53	Complete
	LBPTesting	1430.2	50units	5,000		5,000	0	April,'03
	Mainofficefurnishings	1475	Asneeded	0	10,000	10,000	0	Pending
	<b>TOTAL</b>			<b>86,600</b>	<b>127,021</b>	<b>127,021</b>	<b>65,214.63</b>	
TN37-PO60-005	Watermeters	1450	71ea.	7,800		7,800	0	Pending
ElizabethS.Jones Homes	Gutters/downspouts	1460	71units	27,600	4,548	4,548	4,547.25	Complete
	StorageBuildings	1460	17	0	35,559	35,559	0	Pending
	LBPTesting	1430.2	71units	7,100		7,100	0	April,'03
	Replacevinylbaseboard(transferred To2006)	1460	71units	17,000	0	0	0	Transfer
	<b>TOTAL</b>			<b>59,500</b>	<b>55,007</b>	<b>55,007</b>	<b>4,547.25</b>	
TN37-PO60-006	Gutters/downspouts/leafguards	1460	56units	10,353	3,719	3,719	3,718.93	Complete
JamesW.Briggs	LBPTesting	1430.2	56units	5,600		5,600	0	April,'03
	<b>TOTAL</b>			<b>15,953</b>	<b>9,319</b>	<b>9,319</b>	<b>3,718.93</b>	
TN37-PO60-007	TermiteTreatment	1460	40units	20,000	25,353	25,353	25,352.96	Complete
MayorJeanneY. WilsonHomes	Kitchens	1460	40units	10,000		10,000	0	Pending
	MimsClinic	1470		175,000		175,000	91,103.15	Pending
	LBPTesting	1430.2	40units	4,000		4,000	0	April,'03
	<b>TOTAL</b>			<b>209,000</b>	<b>214,353</b>	<b>214,353</b>	<b>116,456.11</b>	

**AnnualStatement/PerformanceandEvaluationReport**  
**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)**  
**PartII:SupportingPages**

PHAName: NewportHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: TN37-PO60-501-01 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2001			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406		0	36,293	36,293	0	Pending
	VISTAVolunteer	1408		16,828		16,828	12,500	Pending
	NeighborhoodWatchProgram(1)	1408		0		0	0	
	NHAPoliceOfficers(1)	1408		24,000		24,000	19,275.52	Accrual
	ImproveRentCollections(1)	1410		0		0	0	
	ResidentServicesCoordinator(1)	1410		0		0	0	
	FringeBenefits(2)PoliceOfficer,Mod Supervisor	1410		10,730		10,730	7,235.94	Accrual
	Crime/SecurityEquipment,Resident Council	1410		1,500		1,500	454.94	Pending
	Sundry/Advertising	1410		5,000		5,000	1,559.94	Accrual
	StaffTraining(asneeded)	1410		1,000		1,000	0	
	Reproduceas -builtdrawings(7)	1410		5,000	2,000	2,000	0	
	MODSupervisor	1410		34,320		34,320	22,584.28	Accrual
	A/EFir m	1430		13,222		13,222	8,250.00	Pending
	UsedBackhoe	1475.7		6,000		6,000	6,000.00	Complete
	Contingency	1502		0		0	0	
	<b>TOTAL</b>			<b>117,600</b>	<b>150,893</b>	<b>150,893</b>	<b>77,860.62</b>	

**AnnualStatement/PerformanceandEvaluationR eport**  
**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)**  
**PartIII:ImplementationSchedule**

PHAName: NewportHousingAuthority	<b>GrantTypeandNumber</b> CapitalFundProgramNo: TN37-PO60-501-01 Replace mentHousingFactorNo:	<b>FederalFYofGrant: 2001</b>
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DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
TN37-PO60-001	03/31/2003		03/31/2003	09/30/2004			
TN37-PO60-002	03/31/2003		03/31/2003	09/30/2004			
TN37P-O60-003	03/31/2003		03/31/2003	09/30/2004			
TN37-PO60-004	03/31/2003		03/31/2003	09/30/2004			
TN37-PO60-005	03/31/2003		03/31/2003	09/30/2004			
TN37-PO60-006	03/31/2003		03/31/2003	09/30/2004			
TN37-PO60-007	03/31/2003		03/31/2003	09/30/2004			
TN37-PO60-008	03/31/2003		03/31/2003	09/30/2004			
PHA-WIDE	03/31/2003		03/31/2003	09/30/2004			

## AnnualStatement/PerformanceandEvaluationReport

### CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI: Summary

<b>PHAName:</b> NewportHousingAutho rity		<b>GrantTypeandNumber</b> CapitalFundProgramGrantNo:TN37 -P060-501-02 ReplacementHousingFactorGrantNo:			<b>FederalFYofGrant:</b> 2002	
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno: 1)In -houseRevisionA(Fungibility) <input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: 3/31/2003 <input type="checkbox"/> FinalPerformanceandEvaluationReport						
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost		
		Original	Revised	Obligated	Expended	
1	Totalnon -CFPFunds					
2	1406Operations	0				
3	1408ManagementImprovements	49,028	49,616	45,228	8,787.60	
4	1410Administration	51,050	49,056	46,350	1,299.11	
5	1411Audit(30%)	1,000	1,260	0	0.00	
6	1415LiquidatedDamages	0		0	0.00	
7	1430FeesandCosts	15,472		3,000	3,000.00	
8	1440SiteAcquisition	0		0	0.00	
9	1450SiteImprovement	0	3,000	3,000	0.00	
10	1460DwellingStructures	372,762	379,510	379,510	336,467.05	
11	1465.1DwellingEquipment —Nonexpendable	21,192	12,792	12,792	12,792.00	
12	1470Non -dwellingStructures	128,500		94,128	34,879.70	
13	1475Non -dwellingEquipment	45,020		0	0.00	
14	1485Demolition	0		0	0.00	
15	1490 ReplacementReserve	0		0	0.00	
16	1492MovingtoWorkDemonstration	0		0	0.00	
17	1495.1RelocationCosts	0		0	0.00	
18	1499DevelopmentActivities	0		0	0.00	
19	1501CollaterizationorDebtService	0		0	0.00	
20	1502Contingency	0		0	0.00	
21	AmountofAn nualGrant:(sumoflines2 -20)	684,024	684,024	628,886	442,042.61	
22	Amountofline21RelatedtoLBPActivities					
23	Amountofline21RelatedtoSection504compliance					
24	Amountofline21RelatedtoSecurity -SoftCosts					
25	AmountofL ine21RelatedtoSecurity - HardCosts					
26	Amountofline21RelatedtoEnergyConservationMeasures					

**AnnualStatement/PerformanceandEvaluationReport**  
**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)**  
**PartII:SupportingPages**

PHAName: NewportHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: TN37-P060-501-02 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2002			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
TN37PO60001								
Col.C.T.Rhyne Homes	Refrigerators	1465.1	34	10,608		10,608	10,608.00	Complete
	Replaceplasterceilings	1460	asneeded	15,000	22,715	22,715	22,714.41	Complete
	Exteriordoorlocks(plus135exchange cyls.)	1460	338	7,942		7,942	0.00	May,03
	Paintelec.meterboxes	1460	112	1,120		1,120	70.95	April,03
	<b>TOTAL</b>			<b>34,670</b>	<b>42,385</b>	<b>42,385</b>	<b>33,393.36</b>	
TN37PO60002								
Dr.DennisBranch Homes	Exteriordoorlocks	1460	24	492		492	0.00	May,03
	Parkingbays	1470	7	3,500		3,500	0.00	Pending
	Paintelectricmeterboxes	1460	8	80		80	23.25	April,03
	<b>TOTAL</b>			<b>4,072</b>		<b>4,072</b>	<b>23.25</b>	
TN37PO60003								
MayorFredM. Valentine,Jr. Homes	Landscaping	1450	46units	0				
	AddPlaygroundLandscaping	1450		0	3,000	3,000	0	May,03
est.\$3,700	Gutters&downspout sasneeded	1460	46	4,000		4,000	0	May,03
	Exteriordoorlocks	1460	143	2,932		2,932	0	May,03
	Replaceroofvents(rusty)	1460	46	3,220		3,220	0	May,03
	Paintelectricmeterboxes	1460	46	460		460	23.25	April,03
	<b>TOTAL</b>			<b>10,612</b>	<b>13,612</b>	<b>13,612</b>	<b>23.25</b>	

**AnnualStatement/PerformanceandEvaluationReport**  
**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)**  
**PartII:SupportingPages**

PHAName: NewportHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: TN37-P060-501-02 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2002		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
TN37PO60004								
Myers&Runnion Homes	Termitreatment	1460	50	26,200	26,226	26,226	26,225.40	Complete
	Gutters&downspoutsasneeded	1460	30	7,521		7,521	0.00	May,03
	Faucets -bathroomlavatory	1460	50units	1,084	595	595	594.24	Complete
	Exteriordoorlocks	1460	153	3,137		3,137	0.00	May,03
	HCrefrigerators	1465.1	3	936		936	936.00	Complete
	Paintelectricmeterboxes	1460	50	500		500	46.50	April,03
	<b>TOTAL</b>			<b>39,378</b>	<b>38,915</b>	<b>38,915</b>	<b>27,802.14</b>	
TN37PO60005								
ElizabethS.Jones Homes	StorageBuildings	1460	20	20,000	0	0	0.00	Transfer
	Termitreatment	1460	71	41,000	40,957	40,957	40,956.40	Complete
	Exteriordoorlocks	1460	214	4,125		4,125	0.00	May,0 3
	HCrefrigerators	1465.1	4	1,248		1,248	1,248.00	Complete
	Paintelectricmeterboxes	1460	71	710		710	649.34	April,03
	<b>TOTAL</b>			<b>67,083</b>	<b>47,040</b>	<b>47,040</b>	<b>42,853.74</b>	
TN37PO60006								
JamesW.Briggs	Exteriordoorlocks	1460	168	3,444		3,444	0.00	May,03
	Paintelectricmeterboxes	1460	56	560		560	46.50	April,03
	Kitchencabinets(carryoverfrom CFP2000)	1460	54	24,455	43,764	43,764	43,763.75	Complete
	<b>TOTAL</b>			<b>28,459</b>	<b>47,768</b>	<b>47,768</b>	<b>43,810.25</b>	



<b>AnnualStatement/PerformanceandEvaluationReport</b>								
<b>CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)</b>								
<b>PartII:SupportingPages</b>								
PHAName: NewportHousingAuthority			GrantTypeandNumber CapitalFundProgramGrantNo: TN37-P060-501-02 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2002		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1460		0		0	0.00	
	VISTAVolunteer	1408		12,500		12,500	0.00	Pending
	NeighborhoodWatchProgram(1)	1408		0		0	0.00	
	NHAPoliceOfficers(1)	1408		24,000		24,000	0.00	Pending
	ImproveRentCollections(1)	1410		0		0	0.00	
	ResidentServicesCoordinator( 1)	1410		0		0	0.00	
	FringeBenefits(1)PoliceOfficer,Mod Supervisor	1410		10,730		10,730	0.00	Pending
	Usedtruck,1.5ton,balance	1475.7		9,000		9,000	9,000.00	Complete
	NHAPoliceCar	1475.7		21,920	21,750	21,750	21,750.00	Complete
	Sundry/Advertising	1410		5,000	4,006	1,300	1,299.11	Accrual
	StaffTraining(asneeded)	1410		1,000	0	0	0.00	Delete
	Maint.Whse.&servicearea,TN60 -5	1470		50,000		42,880	34,879.70	On-going
	MODSupervisor	1410		34,320		34,320	0.00	Pending
	A/EFirm	1430		15,472		3,000	3,000.00	Pending
	Computerupgrade(hardware)	1475.4		14,100	14,068	14,068	14,067.15	Complete
	Computersoftware;installation	1408		4,200	4,264	4,264	4,264.00	Complete
	Contingency	1502		0		0	0.00	
	TCACAmeriCorps,CCP(1)	1408		4,000	4,524	4,524	4,523.60	Complete
	StandardVISTAVolunteer	1408		4,328		0	0.00	Pending
	Audit(30%)	1411		1,000	1,260	0	0.00	Pending
	<b>TOTAL</b>			<b>211,570</b>	<b>210,222</b>	<b>182,336</b>	<b>92,783.56</b>	

**AnnualStatement/PerformanceandEvaluationReport**  
**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)**  
**PartIII:ImplementationSchedule**

PHAName: NewportHousingAuthority		GrantTypeandNumber CapitalFundPro gramNo: TN37-P060-501-02 ReplacementHousingFactorNo:					FederalFYofGrant: 2002
DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTa rgetDates
	Original	Revised	Actual	Original	Revised	Actual	
TN37-PO60-001 RhyneHomes	06/30/2004			12/31/2005			
TN37-PO60-002 Dr.BranchHomes	06/30/2004			12/31/2005			
TN37-PO60-003 MayorValentineHomes	06/30/2004			12/31/2005			
TN37-PO60-004 Myers&Runnion Homes	06/30/2004			12/31/2005			
TN37-PO60-005 ElizabethJonesHomes	06/30/2004			12/31/2005			
TN37-PO60-006 JamesW .BriggsHomes	06/30/2004			12/31/2005			
TN37-PO60-007 MayorWilsonHomes	06/30/2004			12/31/2005			
TN37-PO60-008 Rhea-MimsHotel	06/30/2004			12/31/2005			
PHA-WIDE	06/30/2004			12/31/2005			

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

**NEWPORT HOUSING AUTHORITY (NHA)**

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

1. Notification

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

2. Community Service Options

List includes, but is not limited to:

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

3. Community Service Reporting

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

4. Failure to Comply

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