

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

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# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009  
Annual Plan for Fiscal Year 2006

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

**PHA Plan  
Agency Identification**

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

**PHA Number:** RI005

**PHA Fiscal Year Beginning:** 04/2006

**Public Access to Information**

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

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

**Display Locations For PHA Plans and Supporting Documents**

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

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

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

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

**Annual PHA Plan**  
**PHA Fiscal Year 2006**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

The Annual Plan for FY2006 targets three broad areas of focus that are the same as in FY2005.

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

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

1. The Authority submitted an application, and received an award for funding under the HOPE VI program. The application targets functionally obsolete apartment units in Tonomy Hill. The plan calls for the phased demolition of all units and the construction of new, mixed-income, rental and homeownership units on that site including units affordable to low-income families. During this next period we will start Phase 3 demolition and construction. Additionally, the HACN and developer will submit the application for funding Phase 4. The HACN will also project -base 20 percent of its Section 8 vouchers and work in cooperation with the Rhode Island Housing and Mortgage Finance Corporation to project-base additional Section 8 units to further our goal of deconcentration of low-income families in the city's north end. The revitalization strategy reflects a continued commitment of the HACN to address conditions at its most problematic development. As per the Agreement signed in June 2004 with Rhode Island Housing, the Authority has agreed to a one-for-one replacement of affordable units lost as a result of HOPE VI. North Kingstown has

been added to the list of communities where replacement housing is identified in the agreement with Rhode Island Housing.

2. The Authority will submit a demolition application to HUD for dwellings in Phase 5 of Tonomy Hill which will allow it to seek Section 8 vouchers for relocation of those families.
3. The Authority will continue a comprehensive review of its administrative, operating and management policies in FY2006. The Authority will convene a series of workshops involving Commissioners, residents and staff to look at such issues as community service, financial budgets and downsizing of the Authority as a result of the HOPE VI redevelopment.
4. In FY2005 the HACN applied for an extension for the designation of the Allocation Plan that affects Donovan Manor. The extension designates Donovan Manor for elderly applicants and occupancy as well as near-elderly, ages 55 or older, to apply and be eligible to occupy Donovan Manor. It also includes the physically challenged, disabled population and did not change the previous designation.
5. The HACN requested from, and received approval by HUD, for a three-year extension to the previously HUD approved Transitional Housing Program recognized as Winslow Place. The eight apartments will provide transitional housing programs and supportive services to families that meet their criteria and need.
6. The HACN awarded a contract to develop a Master Plan for the Donovan Manor, Chapel Terrace and Edgar Court area. The purpose of this master planning work is to develop a concept plan for near-term improvements and to develop one or more redevelopment concepts that might guide potential longer term major revitalization efforts. A similar effort will be conducted for Park Holm.
7. The HACN installed a Computer Learning Center at our resident services facility. Its goal is to provide computer learning to our families with the objective to provide computer availability and assistance in their educational needs.
8. The HACN is committed to a Housing Replacement Program which provides opportunities to families interested in homeownership. The HACN has been working with community partners to develop more units. Opportunities exist in 12 communities in Rhode Island.
9. The HACN will submit an application to HUD for demolition of a maintenance building on part of its Donovan Manor parcel and seek disposition approval to provide land to a developer who will build eight units of homeownership.
10. The HACN initiated a program a number of years ago designed to engage residents to keep the property free of debris and work toward better trash disposal. The program, recognized as "Keep it Clean", was expanded last year, and continued this year, to include our "Road Show" efforts. This ten week program was designed to bring staff from administration, management, maintenance, resident services, HOPE VI, CSS, and Community Police Officer departments, along with representatives from the Newport Resident Council to each neighborhood of the HACN. Its mission is to meet with our residents in their neighborhood and discuss a variety of topics including responsibilities, services and safety directly affecting their community. Manager meetings will occur every quarter allowing residents to talk about their neighborhood and share ideas.

11. The HACN's Maintenance Department continues with a summer employment program hiring a number of youth residing in our developments to learn maintenance skills. They receive hands-on training in the ten-week program. The program assists them in financial management and with setting up bank accounts at a local bank.
12. The HACN continues to hold their monthly board meetings at different locations allowing residents and the general public to attend. The locations used are the Florence Gray Center, Park Holm Senior Center and Donovan Manor.
13. The HACN will continue ongoing activities with residents of Tonomy Hill and participants of the CSS component of HOPE VI in determining programs tailored for individuals. Such programming may lead to Authority-wide implementation.
14. The HACN continues to explore funding sources for demolition of Phase 5 of its Tonomy Hill revitalization efforts.
15. The HACN will address opportunities and plan for residents and applicants to participate in a Section 8 Homeownership program. This initiative will include developing an approved Administrative Plan for such a program and examine escrow programs as appropriate.
16. The HACN financial operation will include the HUD mandated project-based budgeting and accounting. Cost center analysis will be done to gain efficiencies and maximize cost-saving efforts. Some areas will include cash management and assistance to residents with banking.
17. The HACN will explore opportunities to expand its bond financing capability for the production of affordable housing and economic development.
18. The HACN will continue to seek efficiencies and purchasing of supplies and appliances through bulk purchasing and industry and municipal group purchases and pricing.
19. The HACN will continue efforts with other Rhode Island PHAs interested in cooperative agreements for energy conservation, utility purchasing and energy performance contracting. Utility companies will be encouraged to provide conservation training to residents and other interested partners of the HACN.
20. Management will work with the Newport Resident Council and other partners to review and update a resident handbook.
21. The HACN will assess their non-residential space uses and develop a strategy for realizing income necessary to offset reduced subsidies for those facilities.
22. The HACN will review the current grievance procedure and its waiver to the federal grievance procedure and draft any proposed changes and hold a public meeting for comments regarding changes to the lease and grievance procedure for drug related and other criminal activity. It may also be necessary to update the Section 8 Administrative Plan and Public Housing Admissions and Continued Occupancy policy so they are consistent with recent HUD and state regulation changes.
23. The HACN will work with city officials as they work to develop their North End Master Plan.
24. The HACN will assist the Newport Resident Council in expanding their efforts to assist residents in our communities. Such efforts will include training, support, planning and implementing ideas that benefit our population.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

#### **Table of Contents**

	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary .....	2
ii. Table of Contents	
1. Housing Needs .....	9
2. Financial Resources .....	15
3. Policies on Eligibility, Selection and Admissions .....	17
4. Rent Determination Policies .....	25
5. Operations and Management Policies .....	29
6. Grievance Procedures .....	31
7. Capital Improvement Needs.....	32
8. Demolition and Disposition .....	34
9. Designation of Housing .....	36
10. Conversions of Public Housing .....	37
11. Homeownership .....	38
12. Community Service Programs .....	40
13. Crime and Safety .....	43
14. Pets (Inactive for January 1 PHAs).....	45
15. Civil Rights Certifications (included with PHA Plan Certifications).....	45
16. Audit .....	45
17. Asset Management.....	46
18. Other Information .....	46

## Attachments

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

### Required Attachments:

- Attachment A Deconcentration and Income Mixing (ri005a02)
- Attachment B FY 2002 CFP Annual Statement (ri005b02)
- Attachment C FY 2003 CFP " " (ri005c02)
- Attachment D FY 2004 CFP " " (ri005d02)
- Attachment E FY 2005 CFP " " (ri005e02)
- Attachment F FY 2005 CFP " " (ri005f02)
- Attachment G FY 2006 CFP " " (ri005g02)
- Attachment H FY 2006 CFP " " (ri005h02)
- Attachment I Pet Policy (ri005i02)
- Attachment J Project-Based Voucher Program (ri005j02)
- Attachment K Resident Members of PHA Governing Board (ri005k02)
- Attachment L Membership of Resident Advisory Board (ri005l02)
- Attachment M Statement of Progress in Meeting the Mission and Goals Outlined in Current 5-Year Plan (ri005m02)
- Attachment N Community Service & Economic Self-Sufficiency Policy (ri005n02)
- Attachment T Section 8 Homeownership/  
Section 8 Homeownership Capacity Statement

- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

### Optional Attachments:

- Attachment O PHA Management Organizational Chart (ri005o02)
- Attachment P FY 2006 CFP 5-Year Action Plan (ri005p02)
- Attachment Q FY 2006 CFP 5-Year Action Plan (ri005q02)
- Attachment R Newport Resident Council/Resident Advisory Board Comments (ri005r02)
- Attachment S Newport Housing Authority Response to RAB Comments (ri005s02)

- Public Housing Drug Elimination Program (PHDEP) Plan
- Other (List below, providing each attachment name)

## Supporting Documents Available for Review

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

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

X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Attachment T
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	RASS Follow-Up	Annual Plan: Safety and Crime Prevention
X	Pet Policy	Attachment I
X	Statement of Progress in Meeting Mission Goals in Current 5-Year Plan	Attachment M
X	Community Service & Economic Self-Sufficiency Policy	Attachment N
X	Reasonable Accommodation Policy	
X	Wading Pool Policy	

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

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

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

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	2838	5	5	5	5	5	5
Income >30% but <=50% of AMI	2003	4	4	4	2	3	4
Income >50% but <80% of AMI	3093	3	2	2	1	3	3
Elderly	1832	5	5	5	4	3	3
Families with Disabilities	N/A						
African American	964	5	5	5	5	5	5
Hispanic	443	5	5	5	5	5	5
Native American	92	5	5	5	5	5	5
Asian	171	5	5	5	5	5	5

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 2000-2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

<b>Housing Needs of Families on the Waiting List</b>			
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	121		
Extremely low income <=30% AMI	113	7	
Very low income (>30% but <=50% AMI)	8	7	
Low income (>50% but <80% AMI)	0	0	
Families with children	21	17	
Elderly families	21	17	
Families with Disabilities	51	42	

White	58	48	
Black	21	17	
Native American	1	1	
Hispanic	40	33	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	94	78	
2 BR	12	10	
3 BR	7	6	
4 BR	5	4	
5 BR	5	4	
5+ BR	3	2	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 42			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes – elderly and disabled developments			

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input 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	30		
Extremely low income <=30% AMI	24	80	

Very low income (>30% but <=50% AMI)	6	20	
Low income (>50% but <80% AMI)	0	0	
Families with children	18	60	
Elderly families	0	0	
Families with Disabilities	5	17	
White	10	38	
Black	7	27	
Native American	0	0	
Hispanic	9	35	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	5	19	
2 BR	9	35	
3 BR	9	35	
4 BR	2	8	
5 BR	2	8	
5+ BR	1	4	

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

If yes:

How long has it been closed (# of months)? 55

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

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

### C. Strategy for Addressing Needs

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

**(1) Strategies**

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

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance

- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select if applicable

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

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

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2006 grants)</b>		
a) Public Housing Operating Fund	2,839,315	
b) Public Housing Capital Fund	1,823,206	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,777,276	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
RI43P005501-05	1,421,504	PH Operations
RI43R005501-05	266,993	Replacement housing
RI43P005501-04	238,199	PH Operations
RI43URD005I102 HOPE VI	2,925,026	Revitalization
RI43URD005N102 HOPE VI	53,511	Revitalization
11B Refinance Program	611,955	Development
<b>3. Public Housing Dwelling Rental Income</b>	2,106,000	PH Operations
<b>4. Other income (list below)</b>		
Investment	90,000	PH Operations, Sect 8
Transitional Housing Program	23,000	PH Operations
<b>4. Non-federal sources (list below)</b>		
State of Rhode Island	35,000	Security & Elderly Services
City of Newport	3,345	Elderly Services
<b>Total resources</b>	<b>16,214,330</b>	

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

[24 CFR Part 903.7 9 (c)]

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

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

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

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

- When families are within a certain number of being offered a unit: 5
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **(3) Assignment**

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

- One
- Two
- Three or More

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

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

### **(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
  
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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

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

**(6) Deconcentration and Income Mixing** (See Attachment A (ri005a02))

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

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

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

Adoption of site based waiting lists  
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:

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

Other (list policies and developments targeted below)

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

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

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

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

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

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

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

## **B. Section 8**

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

### **(1) Eligibility**

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

- Criminal or drug-related activity only to the extent required by law or regulation  
 Criminal and drug-related activity, more extensively than required by law or regulation  
 More general screening than criminal and drug-related activity (list factors below)  
 Other (list below)  
Provision of Social Security identification, citizenship or immigration status.  
One-Strike Policy, outstanding debt owed to Newport Housing Authority, any other PHA or Section 8 program.

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

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

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

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

- Criminal or drug-related activity  
 Other (describe below)  
Previous address, changes in resident rent, rental payment history with resident approval, HQS inspection, forwarding address.

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

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

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

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

- PHA main administrative office
- Other (list below)

### **(3) Search Time**

- a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?  
 Provided the participant can show that the need for an extension is based upon market-related factors.

### **(4) Admissions Preferences**

a. Income targeting

- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

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

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

1      Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

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

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

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

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

- Through published notices  
 Other (list below)  
Through HOPE VI outreach

### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

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

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

#### **(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or

minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member  
 For increases in earned income  
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

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

- For household heads  
 For other family members

- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)  
Court-ordered child support

e. Ceiling rents

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

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

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 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

- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)  
Interim re-examinations would only be conducted when that would result in a lower rent obligation and only at the written request of the resident.

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

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- The section 8 rent reasonableness study of comparable housing
  - Survey of rents listed in local newspaper
  - Survey of similar unassisted units in the neighborhood
  - Other (list/describe below)  
Market Rent Study performed by local real estate appraisal company

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

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

**(1) Payment Standards**

Describe the voucher payment standards and policies.

- a. What is the PHA’s payment standard? (select the category that best describes your standard)
- At or above 90% but below 100% of FMR
  - 100% of FMR
  - Above 100% but at or below 110% of FMR
  - Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- Annually
- Other (list below)

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

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

## **(2) Minimum Rent**

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

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

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

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

**A. PHA Management Structure**

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached. **Attachment O (ri005o02)**
- 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	756	73
Section 8 Vouchers	133	5
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	40	5
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
HOPE VI Program	396	0
Elderly Service Coordinator	275	

**C. Management and Maintenance Policies**

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

- (1) Public Housing Maintenance and Management: (list below)  
 Warehouse and Inventory Control Operating Procedures for Newport Housing Authority Maintenance Operations; Operation, Inspection and Maintenance Plan; Master Metered Natural Gas Distribution Systems; Admissions and Continued Occupancy Policy
- (2) Section 8 Management: (list below)  
 Newport Housing Authority Rental Assistance Administration Plan; HQS booklet

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

### **A. Public Housing**

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

If yes, list additions to federal requirements below:

Procedures conform to requirements of state law. PHA will be removing the Board of Tenant Affairs from cases involving drug-related and other criminal activity committed after April 1, 2006.

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

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

Public Housing cases heard by state mandated Board of Tenant Affairs.

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

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

If yes, list additions to federal requirements below:

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

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

- PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

### **A. Capital Fund Activities**

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

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

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

Select one:

- The Capital Fund Program Annual Statements are provided as attachments to the PHA Plan at **Attachment B FY2002 (ri005b02);  
Attachment C FY2003 (ri005c02);  
Attachment D FY2004 (ri005d02);  
Attachment E FY2005(ri005e02);  
Attachment F FY2005 (ri005f02);  
Attachment G FY2006 (ri005g02);  
Attachment H FY2006 (ri005h02)**

-or-

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

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

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

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

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plans are provided as attachment to the PHA Plan at **Attachment P FY2006 (ri005p02)**  
**Attachment Q FY2006 (ri005q02)**

-or-

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

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

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

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

1. Development name: Tonomy Hill
2. Development (project) number: RI 5-3
3. Status of grant: (select the statement that best describes the current status)
  - Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved
  - Activities pursuant to an approved Revitalization Plan underway

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

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

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

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

**8. Demolition and Disposition (1)**

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>			
1a. Development name: Tonomy Hill			
1b. Development (project) number: RI 5-3			
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>			
3. Application status (select one)			
Approved <input checked="" type="checkbox"/>	Phase 1 Demo	64 units	5/17/02
	Phase 1 Dispo	64 units	5/17/02
	Phase 2 Demo	102 units	2/14/03
	Phase 2 Dispo	102 units	2/14/03
	Phase 2 Demo	4 units	3/13/02
	Phase 2 Dispo	4 units	3/13/02
	Phase 2 Demo	12 units	1/20/04
	Phase 2 Dispo	12 units	7/01/04
	Phase 3 Demo	91 units	1/20/04
	Phase 3 Dispo	91 units	5/31/05
	Phase 4 Demo	100 units	1/20/04
Submitted, pending approval <input type="checkbox"/>			
Planned application <input checked="" type="checkbox"/>	Phase 4 Dispo	100 units	5/01/06
	Phase 5 Demo	125 units	2/15/06
4. Date application approved, submitted, or planned for submission: see above			

5. Number of units affected: 478	Phase 1	64 units
	Phase 2	118 units
	Phase 3	91 units
	Phase 4	100 units
	Phase 5	125 units
6. Coverage of action (select one)		
<input type="checkbox"/> Part of the development		
<input checked="" type="checkbox"/> Total development		
7. Timeline for activity:		
a. Actual or projected start date of activity:		
b. Projected end date of activity:		
	<u>Start</u>	<u>End</u>
Phase 1:	Nov. 2002	Feb. 2004
Phase 2:	Aug. 2003	Sept. 2006
Phase 3:	July 2004	Mar. 2007
Phase 4:	June 2005	Sept. 2008
Phase 5:	Feb. 2006	Sept. 2008

## **8. Demolition and Disposition (2)**

[24 CFR Part 903.7 9 (h)]

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

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

### 2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Donovan Manor
1b. Development (project) number:	RI 5-5
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	

4. Date application approved, submitted, or planned for submission: February 2006
5. Number of units affected: 0    Demolition of maintenance building. Disposition of land to accommodate 8 home-Ownership units.
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: April, 2006 b. Projected end date of activity: April, 2007

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Donovan Manor
1b. Development (project) number: RI 5-5

<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>16/01/1998</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan</p>
<p>6. Number of units affected: 85</p> <p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development - of the 3 elderly developments, only Donovan Manor was</p> <p><input type="checkbox"/> Total development affected by the change</p>

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

[24 CFR Part 903.7 9 (j)]

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

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

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

#### 2. Activity Description

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

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

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

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

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

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

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

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

2. Activity Description

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

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

**B. Section 8 Tenant Based Assistance**

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy

and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

## 2. Program Description: Section 8 Homeownership Program

### 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: **Attachment T (ri005t02)**

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

[24 CFR Part 903.7 9 (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 signed? DD/MM/YY

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)  
Eligibility for CSS vouchers for HOPE VI residents actively participating in the On The Move family self-sufficiency program

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
ESC		Occupancy	Donovan Manor	Public Housing
ESL	25	Program eligible	Sullivan School/FMG	PH & others
GED	25	" "	" " / "	" "
CODAC III	30	Referrals	FMG Center	PH
Child Care (Even Start)	15	"	EBCAP/FMG Center	PH & others
Boys & Girls Club	90	Program eligible	" / " "	PH
Park Holm Senior Center	35-40	" "	Park Holm Sr. Center	"
Newport Resident Council		" "	One Park Holm	"
About Face Program	25	" "	FMG Center	PH & others
Women Working for Change	5	Voluntary	FMG Center	PH/S8/HOPE VI
On The Move Program	396	TH Occupancy	FMG Center	HOPE VI res.
Neighborhood Networks Center	500	Voluntary	FMG Center	HOPE VI/PH res.
HOPE VI Section 3	20	Program eligible	FMG Center/Dimeo	PH, S8, HOPE VI
Job Corps	10	" "	FMG Center	" " "
Dept. Labor & Training	25	" "	FMG Center	" " "
WIC	50-75	Occupancy	FMG Center	PH & others

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

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

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

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

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)  
Security questions were included as part of a separate survey. Similar questions are routinely included in other surveys

3. Which developments are most affected? (list below)  
Park Holm, Chapel Terrace, Tonomy Hill

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

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

- Contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)  
Monthly meetings will be held with residents, staff, local police and social service agencies to address safety issues

2. Which developments are most affected? (list below)  
Park Holm, Chapel Terrace, Tonomy Hill

**C. Coordination between PHA and the police**

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases

- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)
  - At Resident Advisory Board suggestion Newport Housing Authority will work with judicial departments, court system and legal services to keep out persons who are on probation and other criminal elements.
  - At Resident Advisory Board suggestion Newport Housing Authority will approach the court system to have those convicted of drug and serious crime banned from Authority property as a condition of probation at sentencing.

2. Which developments are most affected? (list below)  
 Park Holm, Chapel Terrace, Tonomy Hill

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

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

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
  
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
  - Attached at **Attachment R (ri005r02)**
  - Provided below:
  
3. In what manner did the PHA address those comments? (select all that apply)
  - Considered comments, but determined that no changes to the PHA Plan were necessary.
  - PHA to respond to any comments received from NRC  
List changes below:  
See **Attachment S (ri005s02)**
  - Other: (list below)

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

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

### 3. Description of Resident Election Process

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

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

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

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

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

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

## C. Statement of Consistency with the Consolidated Plan

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

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

- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

**D. Other Information Required by HUD**

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

## Attachments

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

Attachment A	Deconcentration and Income Mixing (ri005a02)
Attachment B	FY2002 CFP Annual Statement (ri005b02)
Attachment C	FY2003 CFP " " (ri005c02)
Attachment D	FY2004 CFP " " (ri005d02)
Attachment E	FY2005 CFP " " (ri005e02)
Attachment F	FY2005 CFP " " (ri005f02)
Attachment G	FY2006 CFP " " (ri005g02)
Attachment H	FY2006 CFP " " (ri005h02)
Attachment I	Pet Policy (ri005i02)
Attachment J	Project-Based Voucher Program (ri005j02)
Attachment K	Resident Members of PHA Governing Board (ri005k02)
Attachment L	Membership of Resident Advisory Board (ri005l02)
Attachment M	Statement of Progress in Meeting the Mission and Goals Outlined in Current 5-Year Plan (ri005m02)
Attachment N	Community Service & Economic Self-Sufficiency Policy (ri005n02)
Attachment O	PHA Management Organization Chart (ri005o02)
Attachment P	FY2006 CFP 5-Year Action Plan (ri005p02) - \$1,823,206
Attachment Q	FY2006 CFP 5-Year Action Plan (ri005q02) - \$266,993
Attachment R	Newport Resident Council/RAB Comments (ri005r02)
Attachment S	Newport Housing Authority Response to NRC/RAB Comments (ri005s02)
Attachment T	Section 8 Homeownership



**ATTACHMENT B (ri005b02)**  
**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: The Housing Authority of the City of Newport, Rhode Island</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>RI43P00550102</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2002</b>
<input type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b>		<input checked="" type="checkbox"/> <b>Revised Annual Statement (revision no: ) 1</b>	
<input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 9/30/05</b>			<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>		
<b>Lin e No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
1	Total non-CFP Funds				
2	1406 Operations	200,000	200,000	200,000	200,000
3	1408 Management Improvements	335,500	335,500	335,500	335,500
4	1410 Administration	231,942	148,334	148,334	120,135
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	2,327	2,662	2,662	2,662
8	1440 Site Acquisition				
9	1450 Site Improvement	322,206	156,795	156,795	156,795
10	1460 Dwelling Structures	1,468,340	1,717,024	1,717,024	1,593,263
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,071	5,071	5,071	5,071
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,565,386	2,565,386	2,565,386	2,413,426
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	210,000	210,000	210,000	210,000
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>RI 5-5A</b>	Unit conversion	1460	18	37,949	37,949	37,949	37,949	complete
<b>Donovan Manor</b>	Relocation	1495	14	5,071	5,071	5,071	5,071	complete
	<b>Sub total</b>			<b>43,020</b>	<b>43,020</b>	<b>43,020</b>	<b>43,020</b>	
<b>HA-Wide</b>	Security program	1408		210,000	210,000	210,000	210,000	complete
<b>Management</b>	Resident employment	1408		125,500	125,500	125,500	125,500	complete
<b>Improvements</b>	<b>Sub total</b>			<b>335,500</b>	<b>335,500</b>	<b>335,500</b>	<b>335,500</b>	
<b>RI 5-3</b>	New units - Phase 1	1460	1	89,639	89,639	89,639	89,639	complete
<b>Tonomy Hill</b>	Site improvements - Phase 1	1450		322,206	156,795	156,795	156,795	complete
	Phase 2 units	1460		1,340,752	1,340,752	1,340,752	1,340,752	complete
	Phase 3 units	1460		0	124,923	124,923	124,923	complete
	<b>Sub total</b>			<b>1,752,597</b>	<b>1,712,109</b>	<b>1,712,109</b>	<b>1,712,109</b>	
<b>RI 5-2</b>	Exterior painting	1460		0	123,761	0	0	to bid
<b>Chapel Terrace</b>	<b>Sub total</b>			<b>0</b>	<b>123,761</b>	<b>0</b>	<b>0</b>	

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: <b>RI43P00550102</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>HA-Wide</b>	Salaries & Benefits							
<b>Admin. Costs</b>	Executive Director	1410		69,000	48,200	48,200	35,000	ongoing
	Administrative Asst.	1410		29,000	15,000	15,000	15,000	complete
	Finance Director	1410		47,000	22,000	22,000	22,000	complete
	Mod/Maintenance Director	1410		81,442	60,334	60,334	45,335	ongoing
	Accountant	1410		5,500	2,800	2,800	2,800	complete
	<b>Sub total:</b>			<b>231,942</b>	<b>148,334</b>	<b>148,334</b>	<b>120,135</b>	
<b>Fees &amp; Costs</b>	Architect/Engineering Services	1430		2,327	2,662	2,662	2,662	complete
	<b>Sub total</b>			<b>2,327</b>	<b>2,662</b>	<b>2,662</b>	<b>2,662</b>	
<b>Operations</b>	Operations	1406		200,000	200,000	200,000	200,000	complete
	<b>Sub total</b>			<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	



**ATTACHMENT C (ri005c02)**  
**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> The Housing Authority of the City of Newport, Rhode Island		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>RI43P00550103</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2003
<input type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b>		<input checked="" type="checkbox"/> <b>Revised Annual Statement No. 1</b>	
<input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> 9/30/05		<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	55,433	55,433	55,433	55,433
3	1408 Management Improvements	215,500	215,500	215,500	215,500
4	1410 Administration	197,165	31,205	31,205	25,814
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,515,376	1,681,336	1,681,336	1,006,857
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,983,474	1,983,474	1,983,474	1,303,604
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	90,000	90,000	90,000	90,000
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: <b>RI43P00550103</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>RI 5-5A</b>	Install individual apt thermostats	1460		67,600	0			
<b>Donovan Manor</b>	Sprinkler system – D/Manor	1460		0	135,603	135,603	64,420	ongoing
	<b>Sub total</b>			<b>67,600</b>	<b>135,603</b>	<b>135,603</b>	<b>64,420</b>	
<b>HA-Wide</b>	Security program	1408		90,000		90,000	90,000	complete
<b>Management</b>	Resident employment	1408		125,500		125,500	125,500	complete
<b>Improvements</b>	<b>Sub total</b>			<b>215,500</b>		<b>215,500</b>	<b>215,500</b>	
<b>RI 5-3</b>	Phase 2 units	1460		1,447,776	942,437	942,437	942,437	complete
<b>Tonomy Hill</b>	Phase 3 units	1450			603,296	603,296	0	started
	<b>Sub total</b>			<b>1,447,776</b>	<b>1,545,733</b>	<b>1,545,733</b>	<b>942,437</b>	
<b>H-A Wide</b>	Salaries & benefits							
<b>Admin. Costs</b>	Executive Director	1410		47,165	8,205	8,205	6,000	ongoing
	Mod/Maint. Director	1410		75,000	10,000	10,000	9,714	"
	Finance Director	1410		40,000	7,000	7,000	5,400	"
	Administrative Assistant	1410		25,000	4,000	4,000	3,200	"
	Accountant	1410		5,000	2,000	2,000	1,500	"
	<b>Sub total</b>			<b>197,165</b>	<b>31,205</b>	<b>31,205</b>	<b>25,814</b>	





**ATTACHMENT D (ri005d02)**  
**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> The Housing Authority of the City of Newport, Rhode Island		<b>Grant Type and Number</b> Capital Fund Program Grant No: RI43P00550104 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2004
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input checked="" type="checkbox"/> <b>Revised Annual Statement (revision no: ) 1</b> <input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 9/30/04</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	107,529	107,529	107,529	
3	1408 Management Improvements	40,000	40,000	40,000	39,323
4	1410 Administration		133,686	133,686	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000	10,000	5,301	5,301
8	1440 Site Acquisition				
9	1450 Site Improvement	133,500	263,796	165,411	
10	1460 Dwelling Structures	2,000,000	1,766,018	1,630,903	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,321,029	2,321,029	2,082,830	44,624
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>RI 5-3</b>	New kitchens & bathrooms Phase 3	1460		1,500,000	960,911	960,911		Starting
<b>Tonomy Hill</b>	New kitchens & bathrooms Phase 2	1460		0	493,050	493,050		in process
	Site work Phase 1	1450		0	165,411	165,411		in process
	<b>Sub total</b>			<b>1,500,000</b>	<b>1,619,372</b>	<b>1,619,372</b>		
<b>RI 5-5</b>	Replace sidewalks	1450		56,500	56,500			to bid
<b>Donovan Manor</b>	Sprinkler system	1460		500,000	0			
	Generator/transformer	1460		0	176,942	176,942		in process
	Apartment thermostats	1460		0	135,115			to bid
	<b>Sub total</b>			<b>556,500</b>	<b>368,557</b>	<b>176,942</b>		
<b>RI 5-5B</b>	Replace sidewalks	1450		77,000	41,885			
<b>Chapel/Coddington</b>	<b>Sub total</b>			<b>77,000</b>	<b>41,885</b>			
<b>HA-Wide</b>	Resident Service Coordinator	1408		40,000	40,000	40,000	39,323	ongoing
<b>Management</b>	<b>Sub total</b>			<b>40,000</b>	<b>40,000</b>	<b>40,000</b>	<b>39,323</b>	
<b>Improvements</b>								

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: <b>RI43P00550104</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>Fees &amp; Costs</b>	A & E costs - sprinkler system	1430		40,000	10,000	5,301	5,301	Ongoing
	<b>Sub total</b>			<b>40,000</b>	<b>10,000</b>	<b>5,301</b>	<b>5,301</b>	
<b>HA-Wide Operations</b>	Operations	1406		107,529	107,529	107,529		in process
	<b>Sub total</b>			<b>107,529</b>	<b>107,529</b>	<b>107,529</b>		
<b>HA-Wide Admin. Costs</b>	Salaries & benefits							
	Executive Director	1410			26,800	26,800		
	Mod/Maint. Director	1410			65,001	65,001		
	Finance Director	1410			20,000	20,000		
	Admin. Assistant	1410			14,000	14,000		
	Accountant	1410			7,885	7,885		
	<b>Sub total</b>				<b>133,686</b>	<b>133,686</b>		

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program No: <b>RI43P00550104</b> Replacement Housing Factor No:					Federal FY of Grant: <b>2004</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>RI 5-1 Park Holm</b>							
<b>RI 5-3 Tonomy Hill</b>	09/07/06			09/07/08			
<b>RI 5-4 Pond/Edgar</b>							
<b>RI 5-5A Donovan Manor</b>	09/07/06			09/07/08			
<b>RI 5-5B Chapel/Coddington</b>	09/07/06			09/07/08			
<b>RI 5-8 Earl Avenue</b>							
<b>Fees &amp; Costs</b>	09/07/06			09/07/08			
<b>HA-Wide Mgmnt Improvements</b>	09/07/06			09/07/08			

**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	10,000	10,000		
3	1408 Management Improvements	42,000	42,000	42,000	1,695
4	1410 Administration	95,000	95,000		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	144,000	173,000	97,314	40,780
8	1440 Site Acquisition				
9	1450 Site Improvement	290,000	295,000		
10	1460 Dwelling Structures	1,237,000	1,208,206	262,388	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	190,000	0		
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,823,206	1,823,206	401,702	42,475
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: <b>RI43P00550105</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>RI 5-1</b>	Siding/roof	1460	1	140,206				
<b>Park Holm</b>	<b>Sub total</b>			<b>140,206</b>				
<b>RI 5-2</b>	Boiler manifolds	1460	14	42,000	20,000			
<b>Chapel Terrace</b>	Exterior paint	1460	14	140,000	81,000	81,000		
	Dumpsters	1450	6	25,000	25,000			
	<b>Sub total</b>			<b>207,000</b>	<b>126,000</b>	<b>81,000</b>		
<b>RI 5-3</b>	Soil remediation	1450		0	185,000			
<b>Tonomy Hill</b>	Interior/exterior repair	1460	200	250,000	182,000	182,000		
	<b>Sub total</b>			<b>250,000</b>	<b>367,000</b>	<b>182,000</b>		
<b>RI 5-4</b>	Gas line tie-ins			40,000	60,000			
<b>Edgar/Pond</b>	Boiler manifolds	1460	10	30,000	25,000			
	Smoke detector/fire alarms	1460	76	100,000	217,000			
	Dumpsters	1450	6	25,000	25,000			
	<b>Sub total</b>			<b>195,000</b>	<b>327,000</b>			
<b>RI 5-5</b>	Coddington/Low Rise fire alarms	1460	60	65,000	208,500			
<b>D/Manor</b>	Driveway circle	1450	1	200,000	0			
	Boiler manifolds	1460	15	45,000	0			
	Entrance addition	1460	1	200,000	200,000			
	<b>Sub total</b>			<b>510,000</b>	<b>408,500</b>			

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: <b>RI43P00550105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>RI 5-8</b>	Replacement generator	1460	1	40,000	40,000			
<b>Earl Avenue</b>	<b>Sub total</b>			<b>40,000</b>	<b>40,000</b>			
<b>Non-Dwelling</b>	Replace generator - FMG Center	1470	1	40,000	0			
<b>Units</b>	Elderly maintenance shed	1470	1	150,000	0			
	<b>Sub total</b>			<b>190,000</b>	<b>0</b>			
<b>HA-Wide</b>	Salaries & benefits	1410						
<b>Admin. Costs</b>	Executive Director	1410	1	25,000	25,000			
	Administrative Assistant	1410	1	18,000	18,000			
	Finance Director	1410	1	20,000	20,000			
	Mod/Maint Director	1410	1	29,000	29,000			
	Accountant	1410	1	3,000	3,000			
	<b>Sub total</b>			<b>95,000</b>	<b>95,000</b>			
<b>Operations</b>	Operations	1406		10,000	10,000			
	<b>Sub total</b>			<b>10,000</b>	<b>10,000</b>			

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: <b>RI43P00550105</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>Management</b>	Resident Service Coordinator	1408	1	42,000	42,000	42,000	1,695	Ongoing
<b>Improvements</b>	<b>Sub total</b>			<b>42,000</b>	<b>42,000</b>	<b>42,000</b>	<b>1,695</b>	
<b>A &amp; E</b>	Clerk of Works	1430	1	0	29,000			
	Architects	1430	1	105,000	105,000	97,314	40,780	ongoing
	Developer consultant	1430	1	39,000	39,000			
	<b>Sub total</b>			<b>144,000</b>	<b>173,000</b>	<b>97,314</b>	<b>40,780</b>	

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program No: <b>RI43P00550105</b> Replacement Housing Factor No:					Federal FY of Grant: <b>2005</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
<b>RI 5-1 Park Holm</b>	8/15/07			8/15/09				
<b>RI 5-3 Tonomy Hill</b>	8/15/07			8/15/09				
<b>RI 5-4 Pond/Edgar</b>	8/15/07			8/15/09				
<b>RI 5-5A Donovan Manor</b>	8/15/07			8/15/09				
<b>RI 5-5B Chapel/Coddington</b>	8/15/07			8/15/09				
<b>RI 5-8 Earl Avenue</b>	8/15/07			8/15/09				
<b>H/A Wide:</b>								
<b>Operations</b>	8/15/07			8/15/09				
<b>Mgt. Improvement</b>	8/15/07			8/15/09				
<b>Administrative</b>	8/15/07			8/15/09				
<b>Fees &amp; Costs</b>	8/15/07			8/15/09				

**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>RI43R00550105</b>			Federal FY of Grant: <b>2005</b>
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <b>9/30/05</b>		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	266,993			
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	266,993			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				





**ATTACHMENT G (ri005g02)**  
**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: The Housing Authority of the City of Newport, Rhode Island</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>RI43P00550106</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2006</b>
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
1	Total non-CFP Funds				
2	1406 Operations	80,000			
3	1408 Management Improvements	45,000			
4	1410 Administration	130,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	94,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	401,000			
10	1460 Dwelling Structures	758,206			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	315,000			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,823,206			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: <b>RI43P00550106</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>RI 5-1</b>	Siding replacement	1460	9	441,836				
<b>Park Holm</b>	<b>Sub total</b>			<b>441,836</b>				
<b>RI 5-2</b>	Landscaping	1450	1	76,000				
<b>Chapel Terrace</b>	Phase IV renovations	1460	1	316,370				
	<b>Sub total</b>			<b>392,370</b>				
<b>RI 5-4</b>	Site lighting	1450	20	50,000				
<b>Edgar/Pond</b>	Storm draw betterment	1450	1	75,000				
	<b>Sub total</b>			<b>125,000</b>				
<b>RI 5-5</b>	Driveway circle	1450	1	200,000				
<b>D/Manor</b>	<b>Sub total</b>			<b>200,000</b>				
<b>HA-Wide</b>	Resident Service Coordinator	1408	1	45,000				
<b>Management</b>	<b>Sub total</b>			<b>45,000</b>				
<b>Improvements</b>								

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: <b>RI43P00550106</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>Operations</b>	Operating budget	1406	1	80,000				
	<b>Sub total</b>			<b>80,000</b>				
<b>HA-Wide</b>	Executive Director	1410	1	30,000				
<b>Admin. Costs</b>	Finance Director	1410	1	25,000				
	Maintenance Director	1410	1	60,000				
	Administrative Assistant	1410	1	10,000				
	Payroll/Payable Accountant	1410	1	5,000				
	<b>Sub total</b>			<b>130,000</b>				
<b>Fees &amp; Costs</b>	Architects	1430	1	65,000				
	Clerk of Works	1430	1	29,000				
	<b>Sub total</b>			<b>94,000</b>				
<b>Non-Dwelling</b>	Hillside Maintenance shed	1470	1	125,000				
<b>Structures</b>	FMG Center generator	1470	1	40,000				
	Elderly Maintenance shed	1470	1	150,000				
				<b>315,000</b>				

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program No: <b>RI43P00550106</b> Replacement Housing Factor No:					Federal FY of Grant: <b>2006</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>RI 5-1 Park Holm</b>	8/15/08			8/15/10			
<b>RI 5-2 Chapel Terrace</b>	8/15/08			8/15/10			
<b>RI 5-3 Tonomy Hill</b>	8/15/08			8/15/10			
<b>RI 5-4 Pond/Edgar</b>	8/15/08			8/15/10			
<b>RI 5-5A Donovan Manor</b>	8/15/08			8/15/10			
<b>RI 5-5B Chapel/Coddington</b>							
<b>RI 5-8 Earl Avenue</b>							
<b>H/A Wide:</b>							
<b>Operations</b>	8/15/08			8/15/10			
<b>Mgt. Improvement</b>	8/15/08			8/15/10			
<b>Administrative</b>	8/15/08			8/15/10			
<b>Fees &amp; Costs</b>	8/15/08			8/15/10			

**ATTACHMENT H (ri005h02)**  
**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> The Housing Authority of the City of Newport, Rhode Island		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI43R00550106			<b>Federal FY of Grant:</b> 2006
<input checked="" type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b>		<input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b>	
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>			<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>		
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	266,993			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	266,993			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				





## **ATTACHMENT I (ri005i02)**

### **PET POLICY**

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

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

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

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

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

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

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

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

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

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

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

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

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

**ATTACHMENT J (ri005j02)**

**PROJECT-BASED VOUCHER PROGRAM**

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

Effective October 1, 2005 Rhode Island Housing received their ACC funding for the 137 vouchers and will work toward their project-base utilization.

Outreach through public advertising and networking will continue in Newport and eleven other communities.

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

**ATTACHMENT K (ri005k02)**

**RESIDENT MEMBERS OF THE PHA GOVERNING BOARD**

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

**ATTACHMENT L (ri005102)**

**MEMBERS OF THE RESIDENT ADVISORY BOARD**

Batey, Frances  
Fuerte, Elizabeth  
Gibbs, Karen  
Hall, Jade  
Hyatt, Joseph  
Long, Susan L.  
Warren, Cindy

## **ATTACHMENT M (ri005m02)**

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

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

In an attempt to expand the supply of public housing, the HACN, when eligible, will apply for additional rental vouchers to augment our existing mainstream program. The HACN has received an additional 275 vouchers as replacement units for the net loss of public housing units resulting from the Tonomy Hill HOPE VI grant award. Rhode Island Housing received 137 of these vouchers on October 1, 2005 and will work to project-base them which will assist in our housing replacement agreement.

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

Successes are being realized in areas of economic self-sufficiency for residents. The HACN reports that average household incomes have increased and all properties are within the deconcentration levels of 85% - 115%. This is an improvement from last year.

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

The HACN solicited proposals for a development partner to build eight homeownership units on part of its Donovan Manor parcel. Church Community Housing Corporation was selected and instructed to seek the necessary funding and begin training programs for prospective homeowners.

The HACN operates a Computer Learning Center at our resident services facility. Its goal is to provide computer learning to our families with the objective to provide computer availability and assistance in their educational needs. Increased participation will occur from direct services in collaboration with Sullivan School, CCRI and trade schools. This will be the second year in operation and utilization has reached expectations. The HACN intends to submit a grant request to HUD in the fall for continued funding and an additional two years.

The HACN is committed to a Housing Replacement Program which provides opportunities to families interested in homeownership. The HACN will move forward by working with community partners to begin developing more units. Rhode Island Housing approved a twelfth community, North Kingstown, to the list of communities qualifying for our one-for-one replacement commitment.

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

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

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

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

## **ATTACHMENT N (ri005n02)**

### **COMMUNITY SERVICE REQUIREMENT POLICY**

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

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

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

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

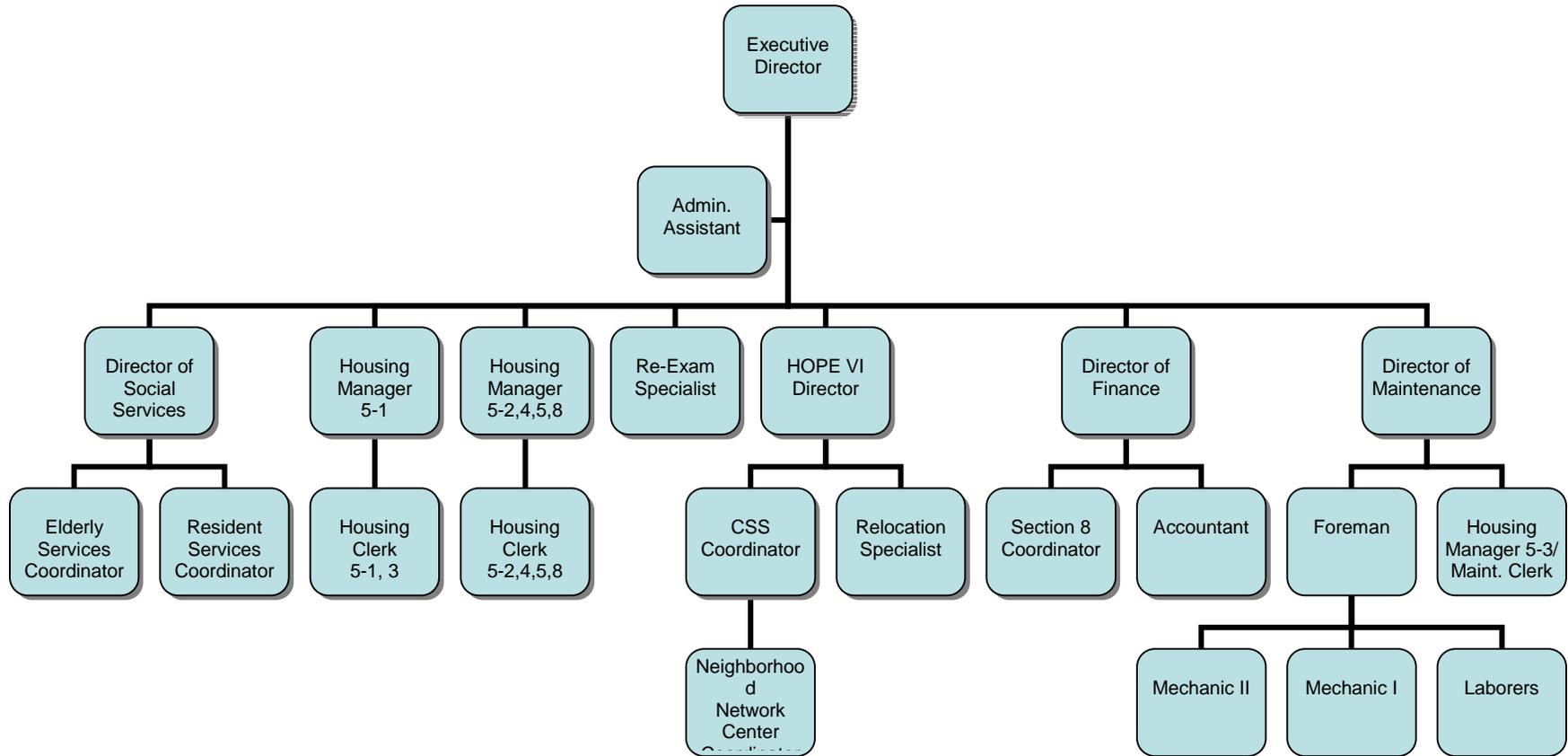
The Housing Manager for each development will monitor the resident's activity for the Community Service requirement on the "Dwelling Unit Community Service Ledger".

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

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

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

**ATTACHMENT O (ri005o02)**  
**PHA MANAGEMENT ORGANIZATION CHART**



**ATTACHMENT P (ri005p02)**

**Capital Fund Program Five-Year Action Plan**

**Part I: Summary**

PHA Name Newport Housing Authority		Newport, Newport County, Rhode Island		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2011
	Annual Statement				
<b>RI 5-1 Park Holm</b>		280,000	900,000	800,000	1,155,206
<b>RI 5-2 Chapel Terr.</b>		200,000			
<b>RI 5-3 Tonomy Hill</b>		451,120	512,754	516,153	280,000
<b>RI 5-4 Pond/Edgar</b>					
<b>RI 5-5A Donovan Manor</b>		500,000			
<b>RI 5-5B Chapel/Coddington</b>					
<b>RI 5-8 Earl Avenue</b>				123,000	
<b>PHA-wide</b>		392,086	410,452	384,053	388,000
CFP Funds Listed for 5-year planning		<b>1,823,206</b>	<b>1,823,206</b>	<b>1,823,206</b>	<b>1,823,206</b>
Replacement Housing Factor Funds					



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

Activities for Year :   2    
 FFY Grant: 2007  
 PHA FY: 2008

Activities for Year:   3    
 FFY Grant: 2008  
 PHA FY: 2009

<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>H/A Wide</b>	Operations	80,000	<b>H/A Wide</b>	Operations	75,000
	<b>Sub total</b>	<b>80,000</b>		<b>Sub total</b>	<b>75,000</b>
<b>RI 5-3 Tonomy Hill</b>	Develop units	451,120	<b>RI 5-3 Tonomy Hill</b>	Develop units	512,754
	<b>Sub total</b>	<b>451,120</b>		<b>Sub total</b>	<b>512,754</b>
<b>A &amp; E</b>	Architects	105,000	<b>A &amp; E</b>	Architects	105,000
	Clerk of Works	29,000		Clerk of Works	29,000
	<b>Sub total</b>	<b>134,000</b>		<b>Sub total</b>	<b>134,000</b>
<b>RI 5-5</b>	Develop units	500,000			
	<b>Sub total</b>	<b>500,000</b>			
<b>Total CFP Estimated Cost</b>		<b>1,823,206</b>			<b>1,823,206</b>

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

Activities for Year : <u>4</u> FFY Grant: 2009 PHA FY: 2010			Activities for Year: <u>5</u> FFY Grant: 2010 PHA FY: 2011		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>RI 5-1</b>	Siding/roof	800,000	<b>RI 5-1</b>	Siding/roof	1,435,206
<b>Park Holm</b>	<b>Sub total</b>	<b>800,000</b>	<b>Park Holm</b>	<b>Sub total</b>	<b>1,435,206</b>
<b>RI 5-8</b>	Replace siding	123,000	<b>RI 5-3</b>	Develop units	280,000
<b>Earl Avenue</b>	<b>Sub total</b>	<b>123,000</b>	<b>Tonomy Hill</b>	<b>Sub total</b>	<b>280,000</b>
<b>Management Improvements</b>	Resident Serv. Coord.	55,053	<b>Management Improvements</b>	Resident Serv. Coord.	59,000
	<b>Sub total</b>	<b>55,053</b>		<b>Sub total</b>	<b>59,000</b>
<b>Administration</b>	Salaries & benefits		<b>Administration</b>	Salaries & benefits	
	Executive Director	40,000		Executive Director	40,000
	Administrative Asst.	15,000		Administrative Asst.	15,000
	Finance Director	30,000		Finance Director	30,000
	Mod/Maint. Director	60,000		Mod/Maint. Director	60,000
	Accountant	5,000		Accountant	5,000
	<b>Sub total</b>	<b>150,000</b>		<b>Sub total</b>	<b>150,000</b>
<b>Total CFP Estimated Cost</b>		\$continued			\$continued

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

Activities for Year : <u>4</u> FFY Grant: 2008 PHA FY: 2009			Activities for Year: <u>5</u> FFY Grant: 2009 PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
H/A Wide	Operations	45,000	H/A Wide	Operations	45,000
	<b>Sub total</b>	<b>45,000</b>		<b>Sub total</b>	<b>45,000</b>
RI 5-3 Tonomy Hill	Develop units	516,153			
	<b>Sub total</b>	<b>516,153</b>			
A & E	Architects	105,000	A & E	Architects	105,000
	Clerk of Works	29,000		Clerk of Works	29,000
	<b>Sub total</b>	<b>134,000</b>		<b>Sub total</b>	<b>134,000</b>
<b>Total CFP Estimated Cost</b>		<b>1,823,206</b>			<b>1,823,206</b>

**ATTACHMENT Q (ri005q02)**

**Capital Fund Program Five-Year Action Plan**

**Part I: Summary**

PHA Name Newport Housing Authority		Newport, Newport County, Rhode Island		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2011
	Annual State- ment				
<b>RI 5-3 Tonomy Hill</b>		266,993	266,993	266,993	266,993
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds		266,993	266,993	266,993	266,993

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2007 PHA FY: 2008			Activities for Year: <u>3</u> FFY Grant: 2008 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<b>RI 5-3 Tonomy Hill</b>	Construct new units	266,993	<b>RI 5-3 Tonomy Hill</b>	Construct new units	266,993
Annual Statement						
	<b>Total CFP Estimated Cost</b>		266,993			266,993



**ATTACHMENT R (ri005r02)**

**NEWPORT RESIDENT COUNCIL (RAB) COMMENTS**

**TO:** James Reed & HACN Commissioners

**FROM:** Susan Long, Member Newport Resident Council Board of Directors, and Rhode Island Legal Services, representing the Newport Resident Council

**RE:** Proposed Annual Plan

**DATE:** January 5, 2006

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The following comments are submitted on behalf of the Newport Resident Council with regard to the Authority's 2006 proposed Annual Plan.

1. **Co op Units** - Ms. Long commented that the Chapel Street residents are supportive of the Authority's proposed plan to construct eight new units of affordable housing in that area.
2. **Rent Policies** - Rhode Island Legal Services (RILS), representing the NRC, requests that the HACN adopt an additional work incentive rent policy supporting employed residents by approving a \$1.00/per hour deduction or flat amount of \$100/month deduction for full-time workers, and \$50/month deduction for part-time workers. This proposal would acknowledge the problem that current rent formulas unfairly discriminate against wage earners as opposed to tenants on a fixed income by using a resident's gross income in calculating rent as opposed to take home pay, which is usually between 10 – 20% lower than gross. For residents on a fixed income such as social security , welfare, etc. gross and net are the same.

This proposal was submitted in the previous annual plan and the Housing Authority agreed that in 2005 it would assess the overall cost in foregone rent so that the pros and cons of this proposal could be fully understood and debated. We request that this assessment take place at the earliest possible date so that the merits of our proposal can be considered.

3. **Appliances** - Of particular concern to the residents is the continued provision of undersized appliances to the families in public housing. In 2005, as a result of the comments submitted last year, the Housing Authority agreed that it would no longer provide undersize appliances when installing or replacing its stoves or refrigerators. However, the Housing Authority has recently been installing undersized (15 cu.ft.) refrigerators in violation of its own policy. We request that the new refrigerators recently installed in family units be replaced by larger models appropriate for families and that the remaining small refrigerators either be sold or held for one bedroom units only.
4. **Traffic Speed** - RILS stated that residents have complained about the speed of traffic on Chapel Street and suggests that the HACN install caution signs in an effort to slow traffic.
5. **Chapel Street Playground** - The sand box area at Chapel Terrace continues to be a concern to parents. HACN has yet to address this problem even though it was part of the annual plan last year.



6. **CSS Handbook** – The NRC suggests that the HOPE VI CSS Coordinator prepare a program description of each of the CSS programs available to residents. This would help the NRC respond to questions and concerns of residents calling for assistance and in making referrals to the CSS program.

7. **Resident Handbook**- The NRC requests that a Resident Handbook addressing all the HACN policies be developed as a resource for residents. This comment is the same as one made in 2005.

8. **Demolition** - RILS believes that the Application for Demolition for Phase 5 is premature until a firm plan for replacement housing has been developed for that phase, and requests that the application not be submitted to HUD this year.

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

## ATTACHMENT S (ri005s02)

### NEWPORT HOUSING AUTHORITY RESPONSES TO RAB COMMENTS

The Board of Commissioners of the Housing Authority of the City of Newport received and reviewed the Newport Resident Council (RAB) Comments with regard to the FY 2006 Annual Plan and respond as follows:

***RAB Comment:***

**Co-op Units** - Ms. Long commented that the Chapel Street residents are supportive of the Authority's proposed plan to construct eight new units of affordable housing in that area.

***HACN Response:***

The HACN is appreciative of their support and enthusiastically looks forward to collaborating with them in this "work force" homeownership initiative.

***RAB Comment:***

**Rent Policies** - Rhode Island Legal Services (RILS), representing the NRC, requests that the HACN adopt an additional work incentive rent policy supporting employed residents by approving a \$1.00/per hour deduction or flat amount of \$100/month deduction for full-time workers, and \$50/month deduction for part-time workers. This proposal would acknowledge the problem that current rent formulas unfairly discriminate against wage earners as opposed to tenants on a fixed income by using a resident's gross income in calculating rent as opposed to take home pay, which is usually between 10 – 20% lower than gross. For residents on a fixed income such as social security , welfare, etc. gross and net are the same.

This proposal was submitted in the previous annual plan and the Housing Authority agreed that in 2005 it would assess the overall cost in foregone rent so that the pros and cons of this proposal could be fully understood and debated. We request that this assessment take place at the earliest possible date so that the merits of our proposal can be considered.

***HACN Response:***

HACN Administration and Management are conducting an analysis and will provide results and recommendations within sixty days for Board consideration.

***RAB Comment:***

**Appliances** - Of particular concern to the residents is the continued provision of undersized appliances to the families in public housing. In 2005, as a result of the comments submitted last year, the Housing Authority agreed that it would no longer provide undersize appliances when installing or replacing its stoves or refrigerators. However, the Housing Authority has recently been installing undersized (15 cu.ft.) refrigerators in violation of its own policy. We request that the new refrigerators recently installed in family units be replaced by larger models appropriate for families and that the remaining small refrigerators either be sold or held for one bedroom units only.

***HACN Response:***

In the Fall 2005, we were approached by RISE with an offer to provide over one hundred fifty refrigerators at no cost through a separate utility conservation program. Other replacements outside of this program have followed our commitment made in the past. Our management and maintenance staff have not received any negative comments from the residents who received new refrigerators.

***RAB Comment:***

**Traffic Speed** - RILS stated that residents have complained about the speed of traffic on Chapel Street and suggests that the HACN install caution signs in an effort to slow traffic.

***HACN Response:***

The HACN has forwarded residents' concerns to the Newport Police Department and met with the department's COP officer on-site to identify their concerns because it is a public street. COP officer committed to monitoring the traffic.

***RAB Comment:***

**Chapel Street Playground** - The sand box area at Chapel Terrace continues to be a concern to parents. HACN has yet to address this problem even though it was part of the annual plan last year.

***HACN Response:***

The Maintenance staff regularly inspects the sand in the playground for articles that may cause injury. We solicited proposals to remove the current sand and replace with a new material which is used by the City of Newport's Park Department in their newly installed playground at Miantanomi Park. We are awaiting a recommendation from Newport Resident Council staff who were asked to provide feedback whether that new materials would be acceptable. Our plan is to complete this work in the Spring of 2006.

***RAB Comment:***

**CSS Handbook** – The NRC suggests that the HOPE VI CSS Coordinator prepare a program description of each of the CSS programs available to residents. This would help the NRC respond to questions and concerns of residents calling for assistance and in making referrals to the CSS program.

***HACN Response:***

Information and outreach of programs and their descriptions are made available through monthly HOPE VI meetings, newsletters, bulletin board postings, flyers and mailings to our residents as well as through our case management providers.

***RAB Comment:***

**Resident Handbook**- The NRC requests that a Resident Handbook addressing all the HACN policies be developed as a resource for residents. This comment is the same as one made in 2005.

***HACN Response:***

We support the idea of collectively putting together a Resident Handbook. We have distributed multiple pages of helpful information during our Road Shows which began the distribution of such material to each household. We will work with the Newport Resident Council to create a formal handbook.

***RAB Comment:***

**Demolition** - RILS believes that the Application for Demolition for Phase 5 is premature until a firm plan for replacement housing has been developed for that phase, and requests that the application not be submitted to HUD this year.

***HACN Response:***

Plans for replacement housing for Phase 5 are being developed.

## **ATTACHMENT T (ri005t02)**

### **SECTION 8 HOMEOWNERSHIP**

The Authority will develop a plan for Section 8 homeownership. It will be developed through a collaboration with staff and resident leaders by the Fall, 2006. Areas to be considered will be:

- Number of participants
- Section 8 eligible
- CSS participation
- Head or co-head with established months employment history and currently employed
- Resident in good standing status
- No previous mortgage default
- First-time home buyer
- Pre- and post-purchase counseling certificates
- Minimum income requirements
- Any wait list selection process and preferences

Once the plan is developed we will seek Board approval and make any amendments to our Section 8 Administrative Plan for HUD approval.

### **SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT**

The Authority will establish a minimum homeownership downpayment requirement of at least 3% and require that at least 1% of the downpayment come from the family's resources.

We will require that financing for purchase of a home under its Section 8 homeownership program will be provided, insured or guaranteed by the state or federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

The Authority has the capacity, or will acquire the capacity, to successfully operate a Section 8 homeownership program.