

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2007

**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: 04/2007

PHA Programs Administered:

Public Housing and Section 8
Number of public housing units: 915

Section 8 Only
Number of S8 units:

Public Housing Only
Number of public housing units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

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 2007
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
- 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 FY2007 targets three broad areas of focus that are the same as in FY2006.

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 4 demolition and construction. Additionally, the HACN and developer will have submitted an 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 continue a comprehensive review of its administrative, operating and management policies. 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. They will include, but not limited to, the Authority's Procurement Policy.
3. It is the intent of the HACN to continue the designation of the Allocation Plan that affects Donovan Manor through an extension request, or another recertification process as required by HUD. 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.
4. 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. The HACN obtained approval from HUD to provide a subsidy to Winslow Place when it relocates to Newport Heights.
5. The HACN will focus efforts on Park Holm by continuing structural and investigative work to the building structures and will advertise for a qualified firm to complete a master plan of Park Holm. The intent is to develop a concepts plan for near-term improvements and concepts that might guide potential longer term efforts in revitalization and services.
6. 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.
7. 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.
8. 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 leased land to a developer who will build eight units of homeownership.
9. 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. The Executive Director will seek out residents to provide and make suggestions on improvements for a better delivery of services and stronger lease compliance of residents.
10. 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.

11. 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.
12. 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.
13. The HACN continues to explore funding sources for demolition of Phase 5 of its Tonomy Hill revitalization efforts.
14. 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.
15. 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.
16. The HACN will explore opportunities to expand its bond financing capability for the production of affordable housing and economic development.
17. The HACN will continue to seek efficiencies and purchasing of supplies and appliances through bulk purchasing and industry and municipal group purchases and pricing.
18. 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.
19. Management will work with the Newport Resident Council and other partners to review and update a resident handbook and other helpful written materials.
20. The HACN will assess their non-residential space uses and develop a strategy for realizing income necessary to offset reduced subsidies for those facilities. An RFP for architectural and engineering of the Florence Gray Center and Maintenance building on Hillside Avenue was prepared and the HACN will look at potential uses of both facilities to maximize benefits and building potential.
21. The HACN intends to propose and make changes to its 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. This will require changes to the applicability and use of the Board of Tenant Affairs as a hearing panel. 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.
22. The HACN will work with city officials as they work to develop their North End Master Plan along with the master plan and use of Sunset Hill and north end park system.
23. 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.
24. The HACN will explore opportunities and look to implement policies and programs where feasible in creating an FSS program for Section 8 households. Efforts may be phased into implementation at levels of participation as deemed both appropriate and manageable without overdue burden to staffing levels.

25. We will increase both staff and board development with programs and training and will insure such efforts will enhance the operations of the Authority.
26. The HACN will work with the developer and its management company to address, plan and implement a resident services program at Newport Heights. Such efforts will include resident participation from Newport Heights' residents
27. The HACN will look at the viability of the Beacon Street commercial building and determine any future use or demolition of such facility as deemed appropriate and financially feasible.
28. The HACN will develop a plan for use of its housing replacement funds and submit to HUD for approval. Such plan may suggest the accumulation of such funds until we have a sufficient amount to replace some units. It will explore the use of funds to compliment HOPE VI homeownership or any additional housing production program.
29. We will look at the potential to develop off-site housing on vacant land on Girard Avenue, Beacon Court and on the parcel of land on Hillside Avenue north of our maintenance facility. The Hillside Avenue parcel may be a mixed-use facility with commercial/office use on the first floor and residential units on the second floor.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Attachment A Admissions Policy for Deconcentration (ri005a03)
- Attachment B FY 2004 Capital Fund Program Annual Statement (ri005b03)
- AttachmentC FY 2005 Capital Fund Program Annual Statement (ri005c03)
- Attachment D FY 2005 Capital Fund Program Annual Statement (ri005d03)
- Attachment E FY 2006 Capital Fund Program Annual Statement (ri005e03)
- Attachment F FY 2006 Capital Fund Program Annual Statement (ri005f03)
- Attachment G FY 2007 Capital Fund Program Annual Statement (ri005g03)
- Attachment H FY 2007 Capital Fund Program Annual Statement (ri005h03)
- Attachment I List of Resident Advisory Board Members (ri005i03)
- Attachment J List of Resident Board Members (ri005j03)
- Attachment K Community Service Description of Implementation (ri005k03)
- Attachment L Information on Pet Policy (ri005l03)
- Attachment M Section 8 Homeownership Capacity Statement, if applicable (ri005m03)
- Attachment S Statement of Progress in Meeting the Mission and Goals Outlined in the Current 5-Year Plan (ri005s03)

- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Description of Homeownership Programs, if applicable

Optional Attachments:

- Attachment N PHA Management Organizational Chart (ri005n03)
- Attachment O FY 2007 Capital Fund Program 5 Year Action Plan (ri005o03)
- Attachment P FY 2007 Capital Fund Program 5 Year Action Plan (ri005p03)
- Attachment Q Comments of Resident Advisory Board or Boards (ri005q03)
- Attachment R Newport Housing Authority Responses to RAB Comments (ri005r03)

- 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.

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

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1152	5	5	5	5	5	5
Income >30% but <=50% of AMI	1324	5	5	4	2	3	4
Income >50% but <80% of AMI	1472	4	4	4	1	3	3
Elderly	1103	5	4	5	4	3	3
Families with Disabilities	3298	5	5	5	5	5	5
White	2844	5	5	5	5	5	5
Black	948	5	5	5	5	5	5
Native American	118	5	5	5	5	5	5
Hispanic	553	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: 2006-2010
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:

- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	93		
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	2	2	
Low income (>50% but <80% AMI)	25	27	
Families with children	0	0	
Elderly families	26	28	
Families with Disabilities	63	67	
White	72	77	
Black	7	7	
Native American	1	1	
Hispanic	13	14	

Characteristics by Bedroom Size (Public Housing Only)			
1BR	94	78	
2 BR	0	0	
3 BR	0	0	
4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	
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)? 54 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 & 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	19		
Extremely low income <=30% AMI	16	84%	
Very low income (>30% but <=50% AMI)	16	84%	
Low income (>50% but <80% AMI)	0	0	
Families with children	16	84%	

Elderly families	2	10%	
Families with Disabilities	3	16%	
White	6	32%	
Black	5	26%	
Native American	0	0	
Hispanic	5	26%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 67			
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 - 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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund	2,900,000	
b) Public Housing Capital Fund	1,533,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,500,000	
f) PHDEP (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		

h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
RI43P005501-05	780,000	PH operations
RI43R005501-05	267,000	Replacement housing
RI43P005501-06	1,533,000	PH operations
RI43R005501-6	313,000	Replacement housing
RI43URD005I102 HOPE VI	2,242,000	Revitalization
RI43URD005N102 HOPE VI	17,565	Resident training
11B Refinance Program	630,000	Development
3. Public Housing Dwelling Rental Income	2,040,000	PH operations
4. Other income (list below)		
Investment	150,000	PH operations, Sect. 8
Transitional Housing Program	19,000	PH operations
MET School	40,000	PH operations
4. Non-federal sources (list below)		
State of Rhode Island	13,500	Security & Eld. Serv.
City of Newport	3,365	Elderly Services
Total resources	14,981,430	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

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 (ri005a03)

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?

If yes, state circumstances below:

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)
Interim re-examinations would only be conducted when that would result in a lower rent obligation and only at the written request of the resident.

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
Market Rent Study performed by local real estate appraisal company

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
 Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. Attachment P (ri005p03)
 A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	579	30
Section 8 Vouchers	225	20
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
HOPE VI Program	380	-30
ESC	300	100

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)

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:

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 Statement is provided as an attachment to the PHA Plan at
Attachment B FY2004 (ri005b03)
Attachment C FY2005 (ri005c03)
Attachment D FY2005 (ri005d03)
Attachment E FY2006 (ri005e03)
Attachment F FY2006 (ri005f03)
Attachment G FY2007 (ri005g03)
Attachment H FY2007 (ri005h03)

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at
Attachment Q FY2007 (ri005q03) and
Attachment R FY2007 (ri005r03)

-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.)

Demolition/Disposition Activity Description
1a. Development name: Tonomy Hill
1b. Development (project) number: RI 5-3
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Phase 1 Demo 64 units 5/17/02 1 Dispo 64 units 5/17/02 Phase 2 Demo 102 units 2/14/03 2 Dispo 102 units 2/14/03 Phase 2 Demo 4 units 3/13/02 2 Dispo 4 units 3/13/02 Phase 2 Demo 12 units 1/20/04 2 Dispo 12 units 7/01/04 Phase 3 Demo 91 units 1/20/04 3 Dispo 91 units 5/31/05 Phase 4 Demo 100 units 1/20/04 4 Dispo 100 units 5/01/06 Phase 5 Demo 125 units 8/09/06 Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> Phase 5 Dispo 125 units 9/01/07 Beacon Street Commercial Building Demo Jan. 2007 Dispo Jan. 2007
4. Date application approved, submitted, or planned for submission: see #3 above

<p>5. Number of units affected: 498</p> <p>Phase 1 64 units</p> <p>Phase 2 118 units</p> <p>Phase 3 91 units</p> <p>Phase 4 100 units</p> <p>Phase 5 125 units</p> <p>6. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>																		
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity:</p> <p>b. Projected end date of activity:</p> <table border="0"> <thead> <tr> <th></th> <th>Start</th> <th>End</th> </tr> </thead> <tbody> <tr> <td>Phase 1:</td> <td>Nov. 2002</td> <td>Feb. 2004</td> </tr> <tr> <td>Phase 2:</td> <td>Aug. 2003</td> <td>Sept. 2006</td> </tr> <tr> <td>Phase 3:</td> <td>July 2004</td> <td>Mar. 2007</td> </tr> <tr> <td>Phase 4:</td> <td>June 2005</td> <td>Dec. 2008</td> </tr> <tr> <td>Phase 5:</td> <td>Feb. 2006</td> <td>Dec. 2010</td> </tr> </tbody> </table>		Start	End	Phase 1:	Nov. 2002	Feb. 2004	Phase 2:	Aug. 2003	Sept. 2006	Phase 3:	July 2004	Mar. 2007	Phase 4:	June 2005	Dec. 2008	Phase 5:	Feb. 2006	Dec. 2010
	Start	End																
Phase 1:	Nov. 2002	Feb. 2004																
Phase 2:	Aug. 2003	Sept. 2006																
Phase 3:	July 2004	Mar. 2007																
Phase 4:	June 2005	Dec. 2008																
Phase 5:	Feb. 2006	Dec. 2010																

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.)

Demolition/Disposition Activity Description
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"/>

<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: April, 2007</p>
<p>5. Number of units affected: 0</p> <p>Demolition of maintenance building.</p> <p>Disposition of land to accommodate 8 homeownership units</p>
<p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: April, 2007</p> <p>b. Projected end date of activity: December, 2008</p>

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	Donovan Manor
1b. Development (project) number:	RI 5-5
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> (renewal) Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(01/02/2006)
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	85
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development - of the 3 elderly developments, only Donovan Manor was <input type="checkbox"/> Total development affected by the change

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description

1a. Development name:

1b. Development (project) number:

2. What is the status of the required assessment?

- Assessment underway
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below)

3. Yes No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)

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

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

See Attachment M Attachment M (ri005m03)

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 has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
ESC	300	Occupancy	Donovan Manor	Public Housing
ESL	25	Program eligible	Sullivan School/FMG	PH & others
GED	25	" "	" " / "	" "
CODAC III - offsite	50	Referrals	FMG Center	PH
Child Care (Even Start)	10	"	EBCAP/FMG Center	PH & others
Boys & Girls Club	90	Program eligible	" / " "	PH
Park Holm Senior Center	30	" "	Park Holm Sr. Ctr.	PH
Newport Resident Council	20	" "	" " " "	PH
On The Move Program	380	TH Occupancy	" "	HOPE VI residents
Neighborhood Networks Center	250	Voluntary	" "	HOPE VI/PH residents
HOPE VI Section 3	20	Program eligible	" " / Dimeo	PH/S8/HOPE VI
D.I.S.H.	50	Voluntary	FMG Center	PH
Healthy Housing/Healthy Residents	600	Occupancy	" "	PH
Elderly Wellness Program	45	Occupancy	Donovan Manor	PH

(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:

Note: See Executive Summary where PHA may establish a voluntary program

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 use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing 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 Q (ri005q03)
 - Provided below:

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
See Attachment R (ri005r03)

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: (provide name here)

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 (ri005a03)
Attachment B	FY2004 CFP Annual Statement (ri005b03)
Attachment C	FY2005 " " " (ri005c03)
Attachment D	FY2005 " " " (ri005d03)
Attachment E	FY2006 " " " (ri005e03)
Attachment F	FY2006 " " " (ri005f03)
Attachment G	FY2007 " " " (ri005g03)
Attachment H	FY2007 " " " (ri005h03)
Attachment I	Members of the Resident Advisory Board (ri005i03)
Attachment J	Resident Members of PHA Governing Board (ri005j03)
Attachment K	Community Service Requirement Policy (ri005k03)
Attachment L	Pet Policy (ri005l03)
Attachment M	Section 8 Homeownership (ri005m03)
Attachment N	PHA Management Organization Chart (ri005n03)
Attachment O	FY2007 CFP 5-Year Action Plan (ri005o03) - \$1,533,330
Attachment P	FY2007 CFP 5-Year Action Plan (ri005p03) - \$313,144
Attachment Q	Newport Resident Council (RAB) Comments (ri005q03)
Attachment R	Newport Housing Authority Responses to RAB Comments (ri005r03)
Attachment S	Statement of Progress in Meeting the Mission and Goals Outlined in the Current 5-Year Plan (ri005s03)

ATTACHMENT B (ri005b03)
CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:) 2 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/06 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	107,529	107,529	107,529	107,529
3	1408 Management Improvements	40,000	40,000	40,000	40,000
4	1410 Administration	133,686	125,743	125,743	107,305
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000	10,390	10,390	10,390
8	1440 Site Acquisition				
9	1450 Site Improvement	263,796	208,180	208,180	198,911
10	1460 Dwelling Structures	1,766,018	1,573,631	1,573,631	1,331,996
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition		255,556	255,556	
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	2,321,029	1,796,131
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
RI 5-3	Phase IV Demolition	1485	100	0	255,556	255,556	0	
Tonomy Hill	New kitchens & bathrooms Phase 3	1460		960,911	764,223	764,223	544,584	in process
	New kitchens & bathrooms Phase 2	1460		493,050	423,391	423,391	423,391	done
	Site work Phase 1	1450		165,411				
	Sub total			1,619,372	1,443,170	1,443,170	945,969	
RI 5-5	HVAC system	1460		0	21,996	21,996	21,996	done
Donovan Manor	Replace sidewalks	1450		56,500	101,768	101,768	97,820	in process
	Sprinkler system	1460		0	71,183	71,183	71,183	done
	Generator/transformer	1460		176,942	162,303	162,303	162,303	done
	Apartment thermostats	1460		135,115	130,535	130,535	130,535	done
	Sub total			368,557	487,785	487,785	483,837	
RI 5-5B	Replace sidewalks	1450		41,885	106,412	106,412	101,091	in process
Chapel/Coddington	Sub total			41,885	106,412	106,412	101,091	
HA-Wide Management Improvements	Resident Service Coordinator	1408		40,000	40,000	40,000	40,000	done
	Sub total			40,000	40,000	40,000	40,000	

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: 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	
Fees & Costs	A & E costs	1430		10,000	10,390	10,390	10,390	done
	Sub total			10,000	10,390	10,390	10,390	
HA-Wide Operations	Operations	1406		107,529	107,529	107,529	107,529	done
	Sub total			107,529	107,529	107,529	107,529	
HA-Wide Admin. Costs	Salaries & benefits							
	Executive Director	1410						
	Mod/Maint. Director	1410						
	Finance Director	1410						
	Admin. Assistant	1410						
	Accountant	1410						
	Sub total			133,686	125,743	125,743	107,305	

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program No: RI43P00550104 Replacement Housing Factor No:					Federal FY of Grant: 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
RI 5-1 Park Holm							
RI 5-3 Tonomy Hill	09/13/06			09/13/08			
RI 5-4 Pond/Edgar							
RI 5-5A Donovan Manor	09/13/06			09/13/08			
RI 5-5B Chapel/Coddington	09/13/06			09/13/08			
RI 5-8 Earl Avenue							
Fees & Costs	09/13/06			09/13/08			
HA-Wide Mgmt Improvements	09/13/06			09/13/08			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: 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 checked="" type="checkbox"/> Revised Annual Statement (revision no:) 1 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/06 <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	10,000	246
3	0408 Management Improvements	42,000	42,000	42,000	39,218
4	1410 Administration	95,000	95,000	95,000	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	173,000	190,833	180,103	88,841
8	1440 Site Acquisition				
9	1450 Site Improvement	295,000	123,245	123,245	91,019
10	1460 Dwelling Structures	1208,206	1,206,814	592,062	556,140
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition	0	155,314		
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	1,042,410	685,548
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
RI 5-1	Siding/roof	1460	1	0	336,642			
Park Holm	Sub total			0	336,642			
RI 5-2	Boiler manifolds	1460	14	20,000	24,200	24,200	24,200	done
Chapel Terrace	Exterior paint	1460	14	81,000	154,822	154,822	154,822	done
	Dumpsters	1450	6	25,000	23,660	23,660	14,200	in process
	Sub total			126,000	202,682	202,682	193,222	
RI 5-3	Demolition - Phase IV	1485	100	0	155,314			
Tonomy Hill	Soil remediation	1450		185,000	0			moved to 50106
	Interior/exterior repair	1460	200	182,000	0			moved to 50106
	Sub total			367,000	155,314			
RI 5-4	Gas line tie-ins	1450	10	60,000	35,245	35,245	35,245	done
Edgar/Pond	Boiler manifolds	1460	10	25,000	25,650	25,650	25,650	done
	Smoke detector/fire alarms	1460	76	217,000	217,000	178,890	163,282	in process
	Dumpsters	1450	6	25,000	64,340	64,340	41,574	in process
	Sub total			327,000	342,235	304,125	265,751	

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
RI 5-5	Coddington/Low Rise fire alarms	1460	60	208,500	208,500	208,500	188,186	in process
D/Manor	Entrance addition	1460	1	200,000	200,000	0	0	
	Sub total			408,500	408,500	208,500	188,186	
RI 5-8	Replacement generator	1460	1	40,000	40,000			
Earl Avenue	Sub total			40,000	40,000			
HA-Wide	Salaries & benefits	1410						
Admin. Costs	Executive Director	1410	1					
	Administrative Assistant	1410	1					
	Finance Director	1410	1					
	Mod/Maint Director	1410	1					
	Accountant	1410	1					
	Sub total			95,000	95,000	95,000	0	

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Operations	Operations	1406		10,000	10,000	10,000	246	ongoing
	Sub total			10,000	10,000	10,000	246	
Management Improvements	Resident Service Coordinator	1408	1	42,000	42,000	42,000	39,218	Ongoing
	Sub total			42,000	42,000	42,000	39,218	
A & E	Clerk of Works	1430	1	29,000	29,000	24,071	24,071	ongoing
	Architects	1430	1	105,000	160,000	154,199	62,937	ongoing
	Developer consultant	1430	1	39,000	1,833	1,833	1,833	closed
	Sub total			173,000	190,833	180,103	88,841	

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program No: RI43P00550105 Replacement Housing Factor No:					Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
RI 5-1 Park Holm	8/17/07			8/17/09			
RI 5-3 Tonomy Hill	8/17/07			8/17/09			
RI 5-4 Pond/Edgar	8/17/07			8/17/09			
RI 5-5A Donovan Manor	8/17/07			8/17/09			
RI 5-5B Chapel/Coddington	8/17/07			8/17/09			
RI 5-8 Earl Avenue	8/17/07			8/17/09			
H/A Wide:							
Operations	8/17/07			8/17/09			
Mgt. Improvement	8/17/07			8/17/09			
Administrative	8/17/07			8/17/09			
Fees & Costs	8/17/07			8/17/09			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI43R00550105			Federal FY of Grant: 2005
<input 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: 9/30/06		<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 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				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:) 1	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/06		<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	0	40,000		
3	1408 Management Improvements	33,000	0		
4	1410 Administration	11,209	11,620		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	80,000	113,000		
8	1440 Site Acquisition				
9	1450 Site Improvement	464,915	422,000		
10	1460 Dwelling Structures	689,206	439,383		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	190,000	440,000		
13	1475 Nondwelling Equipment	65,000	27,327	0	0
14	1485 Demolition	0	40,000		
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)	1,533,330	1,533,330	0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550106 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	
RI 5-1	Siding replacement	1460	1	350,000	240,963			
Park Holm	Site work - sidewalks	1450	1	25,000	25,000			
	Street lighting	1450		20,000	20,000			
	Sub total			395,000	285,963			
RI 5-2	Basement repairs	1460		0	148,420			
Chapel Terrace	Landscaping	1450	1	25,000	25,000			
	Sub total			25,000	173,420			
RI 5-3	Phase I site work	1450		92,915	0			
Tonomy Hill	Phase II renovations	1460		316,206	0			
	Sub total			409,121	0			
RI 5-4	Site lighting	1450	20	27,000	27,000			
Edgar/Pond	Storm drain betterment	1450	1	75,000	75,000			
	Sub total			102,000	102,000			

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43R00550106 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	
RI 5-5	HVAC Community Room	1460	1	23,000	0			
Donovan Manor	Driveway circle	1450	1	200,000	200,000			
	Sub total			223,000	200,000			
RI 5-8	504/ADA work	1460		0	50,000			
Earl Avenue	Sidewalks	1450		0	50,000			
	Sub total			0	100,000			
HA-wide	Resident Service Coordinator	1408	1	33,000	0			
Management	Sub total			33,000	0			
Improvements								
HA-wide	Executive Director	1410	1					
Admin. Costs	Finance Director	1410	1					
	Maintenance Director	1410	1					
	Administrative Assistant	1410	1					
	Payroll/Payable Accountant	1410	1					
	Sub total			11,209	11,620			
Fees & Costs	Architects	1430	1	65,000	90,000			
	Clerk of Works	1430	1	15,000	23,000			
	Sub total			80,000	113,000			

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: RI43R00550106 Replacement Housing Factor No:					Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
RI 5-1 Park Holm	7/17/08			7/17/10				
RI 5-2 Chapel Terrace	7/17/08			7/17/10				
RI 5-3 Tonomy Hill	7/17/08			7/17/10				
RI 5-4 Pond/Edgar	7/17/08			7/17/10				
RI 5-5A Donovan Manor	7/17/08			7/17/10				
RI 5-5B Chapel/Coddington	7/17/08			7/17/10				
RI 5-8 Earl Avenue	7/17/08			7/17/10				
HA-wide:								
Operations	7/17/08			7/17/10				
Mgt. Improvement	7/17/08			7/17/10				
Administrative	7/17/08			7/17/10				
Fees & Costs	7/17/08			7/17/10				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI43R00550106			Federal FY of Grant: 2006
<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: 9/30/06				<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	313,144			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	313,144			
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				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	107,300			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	194,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	350,411			
10	1460 Dwelling Structures	318,925			
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	562,664			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,533,330			
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: RI43R00550107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
RI 5-3	Soil remediation Phase I	1450	1	185,000				
Tonomy Hill	Site work Phase I	1450	1	165,411				
	Unit modernization Phase II	1460	94	193,420				
	Unit modernization Phase III	1460	146	125,505				
	Sub total			669,336				
Development	Homeownership units	1499	8	562,664				
	Sub total			562,664				
HA-wide	Executive Director	1410	1					
Admin. Costs	Finance Director	1410	1					
	Maintenance Director	1410	1					
	Administrative Assistant	1410	1					
	Payroll/Payable Accountant	1410	1					
	Sub total			107,300				
Fees & Costs	Architects	1430	1	165,000				
	Clerk of Works	1430	1	29,000				
	Sub total			194,000				

ATTACHMENT H (ri005h03)
CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI43R00550107			Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:			<input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	313,144			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	313,144			
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 (ri005i03)

MEMBERS OF THE RESIDENT ADVISORY BOARD

Fuerte, Elizabeth

Warren, Cindy B.

Gibbs, Karen

Hall, Jade

Harris, Yvette

McCauley, Frank

Whitmire, Catherine

ATTACHMENT J (ri005j03)

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 K (ri005k03)

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 L (ri005103)

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 M (ri005m03)

SECTION 8 HOMEOWNERSHIP

The Authority will develop a plan for Section 8 homeownership. Planning began in Fall, 2006 through a collaboration with staff and resident leaders and will continue in 2007. 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.

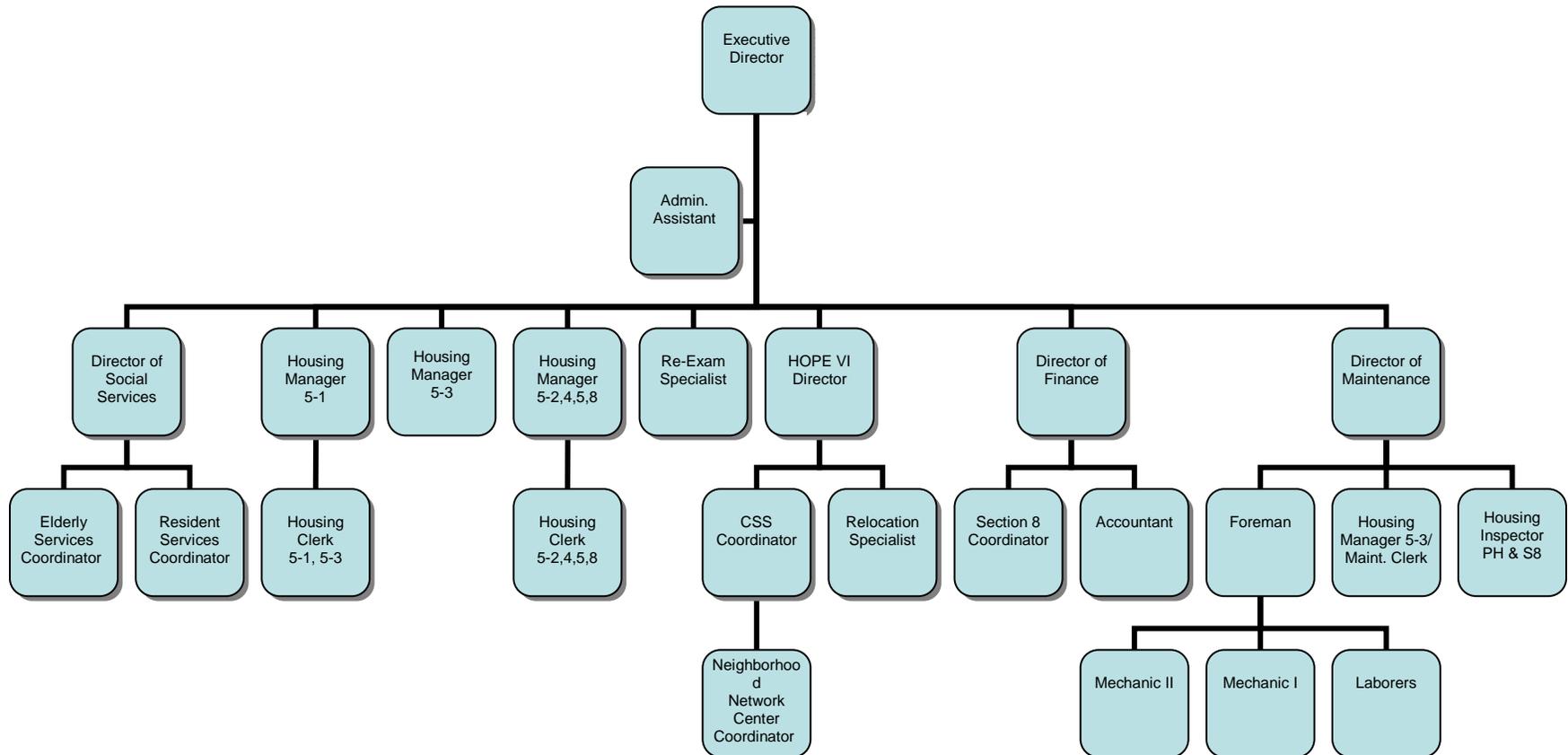
SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT

The Authority will establish a minimum homeownership down payment requirement of at least 3% and require that at least 1% of the down payment 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.

ATTACHMENT N (ri005n03)
PHA MANAGEMENT ORGANIZATION CHART



ATTACHMENT O (ri005o03)

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Newport Housing Authority		Newport, Newport County, Rhode Island		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2012
	Annual Statement				
RI 5-1 Park Holm		661,576	565,177	1,204,330	1,204,330
RI 5-2 Chapel Terr.		0	0	0	0
RI 5-3 Tonomy Hill		0	0	0	0
RI 5-4 Pond/Edgar		0	0	0	0
RI 5-5A Donovan		0	0	0	0
Manor		0	0	0	0
RI 5-5B Chapel/		0	0	0	0
Coddington		0	0	0	0
RI 5-8 Earl Avenue		0	123,000	0	0
PHA-wide		871,754	845,153	329,000	329,000
CFP Funds Listed for 5-year planning		1,533,330	1,533,330	1,533,330	1,533,330
Replacement Housing Factor Funds					

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

Activities for Year : <u>4</u> FFY Grant: 2010 PHA FY: 2011			Activities for Year: <u>5</u> FFY Grant: 2011 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
RI 5-1	Siding/roof	1,204,330	RI 5-1	Siding/roof	1,204,330
Park Holm	Sub total	1,204,330	Park Holm	Sub total	1,204,330
RI 5-2		0	RI 5-2		0
Chapel Terrace		0	Chapel Terrace		0
RI 5-3		0	RI 5-3		0
Tonomy Hill		0	Tonomy Hill		0
RI 5-4		0	RI 5-4		0
Pond/Edgar		0	Pond/Edgar		0
RI 5-5		0	RI 5-5		0
Chapel/Codd. Street		0	Chapel/Codd. Street		0
RI 5-8		0	RI 5-8		0
Earl Avenue		0	Earl Avenue		0
Administration	Salaries & benefits		Administration	Salaries & benefits	
	Executive Director			Executive Director	
	Administrative Asst.			Administrative Asst.	
	Finance Director			Finance Director	
	Mod/Maint. Director			Mod/Maint. Director	
	Accountant			Accountant	
	Sub total	150,000		Sub total	150,000
Total CFP Estimated Cost		\$continued			\$continued

ATTACHMENT P (ri005p03)

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Newport Housing Authority		Newport, Newport County, Rhode Island		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2012
	Annual State- ment				
RI 5-3 Tonomy Hill		313,144	313,144	313,144	313,144
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds		313,144	313,144	313,144	313,144

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: 2008 PHA FY: 2009			Activities for Year: <u>3</u> FFY Grant: 2009 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	RI 5-3 Tonomy Hill	Construct new units	313,144	RI 5-3 Tonomy Hill	Construct new units	313,144
Annual Statement						
Total CFP Estimated Cost			313,144			313,144

ATTACHMENT Q (ri005q03)

NEWPORT RESIDENT COUNCIL COMMENTS

TO: James Reed & HACN Commissioners
FROM: Newport Residents Council – Initial Comments
RE: Proposed Annual Plan for 2007
DATE: December 22, 2006

The following comments are submitted on behalf of the Newport Resident Council with regard to the Authority's 2007 proposed Annual Plan.

1. **Cö op Units** – Although Chapel Street residents were supportive of the Authority's proposed plan to construct eight new units of affordable housing in the Chapel Street area, the residents at Donovan Manor are concerned with the affect on the limited parking at Donovan and with the increased concentration of children in the area.
2. **Rent Policies** - 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 previous years and last year the Housing Authority agreed that it would assess the proposal and present its findings within 60 days. It has now been a ear and the NRC is not aware of any assessment being undertaken. 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, used or hazardous appliances. There is confusion among residents regarding the Housing Authority's policy with respect to replacement of appliances. Some residents have complained that they are getting used and inadequate refrigerators from units demolished at Tonomy. Others have complained about the undersized refrigerators installed last year which was contrary to HACN promises that only fullsized appliances would be provided in the future. The residents request a straightforward statement of policy upon which they can rely.

Donovan residents have commented that the **stoves in some units pose a hazard** to residents because the cooktop is not properly fastened to the body of the stove which has lead to shifting or sliding of the cooktop. The NRC requests the HACN immediately review this situation.

4. **Annual Inspections** – Some residents have complained that the annual inspection of the units is too cursory with units in need of repairs not receiving proper attention and units not properly maintained by the resident being passed.

5. **Donovan Residents:**

- a) remain concerned about the speed of traffic on Chapel Street and suggests that the HACN install additional caution signs or other measures in an effort to slow traffic.

- b) hazardous stoves – see above.

- c) Rear Parking Lot – the parking area in the rear of Donovan needs to be repaved as its uneven surfaces and potholes **pose a risk** to the elderly and particularly the disabled.

- d) Rear Parking Area – the new sidewalks do not have adequate access for persons in wheelchairs.

- e) Rear Parking Area – the security lighting or cameras for the rear parking area need to be reviewed. Residents have indicated they are currently inadequate for proper security.

- f) laundry rooms- residents have complained about the size and quality of the washers and dryers in the Donovan laundry rooms. They believe they need to be upgraded in both size and quality.

- g) Community Room- residents feel the room is looking dingy. Although radiators painted, the painted and papered walls need a fresh coat.

- h) Elevators – Residents complain that these have broken down quite a bit lately, which is a serious inconvenience. They wonder what can be done.

- i) New Planned Entrance- Some residents have expressed concern regarding the new proposed circular drive for Donovan. Will there be a loss of outdoor seating? Does it have to look like the entrance to Newport Hospital?

6. **Earl Avenue** - Residents of Earl Avenue have several areas of concern that should be addressed:

- a) sidewalks are very unsafe with cracks, etc.

- b) trash being strewn about by raccoons, etc. Dumpsters or enclosures are needed.

- c) standing water in rear after rainstorms draws mosquitoes, etc

- d) Gutters need cleaning, trees need pruning or removal landscaping needs to be updated.

December 22, 2006

Page three

e) a maintenance plan for the interiors of the units which addresses the need for retiling bathrooms and kitchens, replacement of carpets, missing knobs on closets and cabinets, replacement of cabinets, faulty stoves (old wiring), mold issues.

f) develop a plan to convert showers to walk-in showers to accommodate disabled and infirm.

7. **Painting** – Residents would like to know if the HACN has established a repainting schedule for apartments. If not, they suggest that once at least every 7 years a resident is entitled to have their unit repainted.

8. **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. The NRC is prepared to review and help edit such a handbook but believes it is

9. **Demolition** – The NRC remains concerned about any demolition of Phase 5 at Tonomy before a confirmed plan for replacement housing in this area is developed. There is a shortage of family rental housing in the area and reuse of all or substantially all of the units in Phase 5 should be considered along with other alternatives

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

ATTACHMENT R (ri005r03)

NEWPORT HOUSING AUTHORITY RESPONSES TO RAB COMMENTS

The Board of Commissioners of the Housing Authority of the City of Newport (HACN) received and reviewed the Newport Resident Council (NRC) comments with regard to the FY 2007 Annual Plan and respond as follows:

RAB Comment #1:

Co-op Units – Although Chapel Street residents were supportive of the Authority's proposed plan to construct eight new units of affordable housing in the Chapel Street area, the residents at Donovan Manor are concerned with the affect on the limited parking at Donovan and with the increased concentration of children in the area.

HACN Response:

As part of the Chapel Terrace/Donovan Manor Master Plan, the HACN will be exploring an expansion of the Donovan Manor parking lot. As such, any parking spaces that could be lost as part of the co-op development would be replaced as part of the Donovan Manor parking expansion project. In terms of the increased concentration of children in the area, the HACN is considering a small 8-unit co-op/homeownership development and therefore the impact of additional children to the neighborhood should be minimal. The HACN is also reviewing its resident service programs to ensure adequate services partnerships for youth enrichment programs in order to increase access to youth services. The HACN is collaborating on this effort wit the Boys and Girls Club, the Martin Luther King, Jr. Center, the Salvation Army, Rogers High School and Salve Regina University to name a few.

RAB Comment #2:

Rent Policies - 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 previous years and last year the Housing Authority agreed that it would assess the proposal and present its findings within 60 days. It has now been a year and the NRC is not aware of any assessment being undertaken. We request that this assessment take place at the earliest possible date so that the merits of our proposal can be considered.

HACN Response: The HACN has been faced with reduced operating subsidies and has become more dependent on tenant rents. Our early assessment resulted in an understanding that regardless of the amount of lost revenue resulting from the Newport Resident Council suggestion, it would diminish our ability to make repairs at our properties. We are hopeful that HUD increases operating funds in the future which will allow us to better consider a rent incentive program.

RAB Comment #3:

Appliances - Of particular concern to the residents is the continued provision of undersized, used, or hazardous appliances. There is confusion among residents regarding the Housing Authority's policy with respect to replacement of appliances. Some residents have complained that they are getting used and inadequate refrigerators from units demolished at Tonomy. Others have complained about the undersized refrigerators installed last year which was contrary to HACN promises that only full sized appliances would be provided in the future. The residents request a straightforward statement of policy upon which they can rely.

Donovan residents have commented that the **stoves in some units pose a hazard** to residents because the cooktop is not properly fastened to the body of the stove which has lead to shifting or sliding of the cooktop. The NRC requests the HACN immediately review this situation.

HACN Response:

The HACN purchases 30 inch ranges and 18 cubic feet or larger, refrigerators. The "inadequate" refrigerators in question were installed at the Chapel Terrace development and were provided free of charge from R.I.S.E. who indicated that this type of refrigerator is what they were providing to housing authorities. The HACN does recycle appliances where feasible, however recycled appliances are cleaned and tested prior to delivery and are not hazardous.

With regard to stoves at Donovan Manor, the HACN received only one complaint from a resident who was cleaning her stove. No other complaints have been received.

RAB Comment #4:

Annual Inspections – Some residents have complained that the annual inspection of the units is too cursory with units in need of repairs not receiving proper attention and units not properly maintained by the resident being passed.

HACN Response:

The HACN is revamping its annual unit inspection process and will address each of these issues.

RAB Comment #5:

Donovan Residents:

- a) remain concerned about the speed of traffic on Chapel Street and suggests that the HACN install additional caution signs or other measures in an effort to slow traffic.
- b) hazardous stoves – see above.
- c) Rear Parking Lot – the parking area in the rear of Donovan needs to be repaved as its uneven surfaces and potholes **pose a risk** to the elderly and particularly the disabled.
- d) Rear Parking Area – the new sidewalks do not have adequate access for persons in wheelchairs.
- e) Rear Parking Area – the security lighting or cameras for the rear parking area need to be reviewed. Residents have indicated they are currently inadequate for proper security.
- f) laundry rooms- residents have complained about the size and quality of the washers and dryers in the Donovan laundry rooms. They believe they need to be upgraded in both size and quality.
- g) Community Room- residents feel the room is looking dingy. Although radiators painted, the painted and papered walls need a fresh coat.
- h) Elevators – Residents complain that these have broken down quite a bit lately, which is a serious inconvenience. They wonder what can be done.

i) New Planned Entrance- Some residents have expressed concern regarding the new proposed circular drive for Donovan. Will there be a loss of outdoor seating? Does it have to look like the entrance to Newport Hospital?

HACN Response:

- a) Housing Manager has contacted Newport Police Department a number of times to complain about speeding on Chapel Street and will work with the department to address concerns.
- c) Rear parking lot has been patched and is budgeted for repaving. New sidewalks exceed code and only positive feedback has been received.
- e) HACN is working on upgrading the video surveillance system for both the interior and exterior of Donovan Manor.
- f) HACN has contacted the laundry company and is addressing these concerns.
- g) HACN will look at making more improvements to the Community Room.
- h) Problems occurred with one elevator car which was out of order for a period time. Problem has since been corrected. Plans are in the works to review our options with the control room mechanisms with Otis Elevator.
- i) Housing Manager has received only positive feedback on the proposed circular drive for Donovan Manor. The drawings resulted from resident input during master planning meetings. The idea is to allow a more convenient drop off along with year-round seating.

RAB Comment #6:

Earl Avenue - Residents of Earl Avenue have several areas of concern that should be addressed:

- a) Sidewalks are very unsafe with cracks, etc.
- b) Trash being strewn about by raccoons, etc. Dumpsters or enclosures are needed.
- c) Standing water in rear after rainstorms draws mosquitoes, etc
- d) Gutters need cleaning, trees need pruning or removal landscaping needs to be updated.
- e) A maintenance plan for the interiors of the units which addresses the need for retiling bathrooms and kitchens, replacement of carpets, missing knobs on closets and cabinets, replacement of cabinets, faulty stoves (old wiring), mold issues.
- f) Develop a plan to covert showers to walk-in showers to accommodate disabled and infirm.

HACN Response:

- a) HACN is aware of sidewalk conditions needing improvement. This issue will be addressed with the capital fund budget.
- b) HACN will look at the city trash collection process and assess a more feasible solution.
- c) HACN has architects looking at the drainage issue.
- d) The trees belong to the City and HACN is working with city officials in an effort to resolve this problem. HACN will continue to inspect and clear the gutters routinely.
- e) The interior repairs and walk-in showers will be addressed through the capital fund program. Missing knobs and stove problems can be handled by calling the maintenance office. Only one call was received for a mold problem and it was handled immediately.
- f) HACN will address this during our annual capital needs study.

RAB Comment #7:

Painting – Residents would like to know if the HACN has established a repainting schedule for apartments. If not, they suggest that once at least every 7 years a resident is entitled to have their unit repainted.

HACN Response:

Plans are in the works to implement a cyclical painting schedule. HACN addresses peeling paint and other code requirements in a timely manner.

RAB Comment #8:

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. The NRC is prepared to review and help edit such a handbook but believes it is

HACN Response: HACN's HOPE VI CSS staff developed a Resident Handbook and we will continue to work with the NRC toward improving the handbook and distributing it to all residents.

RAB Comment #9:

Demolition – The NRC remains concerned about any demolition of Phase 5 at Tonomy before a confirmed plan for replacement housing in this area is developed. There is a shortage of family rental housing in the area and reuse of all or substantially all of the units in Phase 5 should be considered along with other alternatives

HACN Response:

HACN has an agreement with Rhode Island Housing relative to the demolition of on-site units and the replacement of housing with off-site units. HACN has received demolition approval from HUD but will not demolish any Phase 5 unit until we have met the terms of the replacement housing agreement with Rhode Island Housing.

Comments Received at Public Hearing of January 4, 2007

Comments received from Mr. Robert Sabel of Rhode Island Legal Services:

1. Expressed disappointment that the Commissioners were not able to attend and listen to the comments that were going to be presented at the Public hearing. Mr. Sabel indicated that he had, on behalf of the Newport Resident Council, sent in written comments and I told him that we were very appreciative of their timely response which allowed us time to review and prepare responses to them.
2. Mr. Sabel reiterated what was previously stated in the NRC comments regarding the financial interest and the fiscal impact in Item 2 of their comments and hopes for HACN consideration resulting with some sort of implementation plan if feasible.
3. Mr. Sabel expressed his concern regarding Item 7, repainting, and asked when a resident is entitled to a repainting of their unit. Residents' comments were that they would like to see a program put in place for repainting occupied units.
4. Mr. Sabel commented on the Phase V demolition and hopes that the HACN will not hasten to remove or demolish buildings before having a funding plan because of the need in the community for affordable housing. He recognized that there are some members of the general public who would like to see fewer public housing units but the NRC feels differently.

Comments received from Ms. Yvette Harris:

1. Ms. Harris identified two units in Park Holm that had handicap accessible issues and asked whether curbing and parking could be approved to help them with better access. HACN's response is that we have an established Reasonable Accommodation Policy and we will look at providing that reasonable accommodation to the two residents that were identified.
2. Section 8 at 110% FMR - Ms. Harris and other residents in attendance along with RILS are very appreciative of the HACN and their endorsement and agreement to maintain the payment standard at 110% of the FMR.
3. Ms. Harris would like to see the NRC funding more clearly identified in the Annual Plan.

Comments received from Cindy Warren, resident of Donovan Manor.

1. Wanted to make a point of clarification to Item 3 in the RAB Comments. HACN will look at those stoves on an as needed basis at residents' request and also during our annual inspection program.
2. Ms. Warren indicated that the existing new sidewalk that wraps around the back of Donovan Manor needs to have a curb cut which would make it more accessible for residents to step off of that sidewalk into the parking area. She commented that the residents are very appreciative of the HACN's efforts to install all of these new cement sidewalks and thanked us for our hard work. HACN's response to the concern about a curb cut at the end of that sidewalk for accessibility will be addressed with our architect and work will be done to install a curb cut.
3. With regard to laundry services it was mentioned in the NRC comments and she added her request to take a look at the laundry services at Donovan Manor. HACN's response is that we will appropriately address the concerns from the NRC with the laundry company.

The Public Hearing began at 4:40 p.m. and concluded at 5:20 p.m.

ATTACHMENT S (ri005s03)

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.

The HACN was successful in its application to HUD for a \$20 million HOPE VI Revitalization Program grant to replace functionally obsolete units in Tonomy Hill with new mixed-income, mixed-finance rental and homeownership units. With the completion of another 71 apartments in Phase III units in 2006, Newport Heights now has a total of 299 beautiful, new, mixed-income housing units for families, including new independent and group transitional housing, previously known as Winslow Place.

The HOPE VI Revitalization Program also includes tax credit and other funding from RI Housing with a stipulation requiring a one-for-one replacement housing program to ensure that there is no loss of affordable housing units in Rhode Island. HACN has partnered with RI Housing to satisfy the terms of the replacement housing agreement through the provision of transferred HOPE VI replacement housing vouchers (137) to RI Housing which are to be used for an off-site project based Section 8 program.

HACN has successfully met all of its replacement housing requirements for Phases I through IV, and even boasts replacement housing credits toward Phase V. The HOPE VI Revitalization Program has provided approximately 300 units of brand-new, mixed-income housing at Newport Heights and an additional 100 units of affordable housing off-site throughout the State of Rhode Island as part of its mission to provide quality affordable housing to families in need.

HACN and RI Housing have also partnered to do a joint RFP soliciting project based Section 8 units as HACN has already converted the maximum 20% of its vouchers to project based vouchers. HACN applied to HUD for an additional 125 vouchers to replace the 125 public housing units in Tonomy Hill, Phase V, which fall outside the realm of the HOPE VI grant. HUD approved the demolition of the Phase V units in 2006; however, HACN received no demolition funding, nor any relocation vouchers. HACN has not received a response from HUD, to date, regarding our request for additional vouchers. HACN has been working with Senator Reed to receive \$1 million in demolition funding through Senate appropriations, however.

HACN procured a new developer for Phase IV last year and Valley Affordable Housing Corporation (VAHC) out of Cumberland, RI was selected. VAHC is demolishing 100 units in Phase IV this summer and replacing them with 37 new tax credit rental units and 7 new homeownership units, which will begin construction this fall.

HACN has requested HUD approval to demolish the Luna Market commercial building on Beacon Street as part of the HOPE VI Phase IV plan. However, HACN will replace the commercial building in a new location, along Hillside Avenue, as part of Phase V. HACN has advertised for a developer for this new parcel to construct a mixed-use building with commercial use on the first floor and residential units on the second floor.

The HOPE VI Community and Supportive Services Program continues to provide education, job training, childcare, health awareness, healthcare, counseling, recreation, and other socio-economic self-sufficiency programs to address the needs of the residents. Program enrollments continue to increase as residents take advantage of the opportunities available to them.

The CSS Program continues to prepare residents for homeownership opportunities through its partnership with Church Community Housing Corporation, who provides homebuyer education and counseling services to residents. In addition, the city of Newport has committed \$35,000 in down-payment assistance grants to 1st time homebuyers as part of the Phase IV Homeownership Program.

HACN is also exploring the Section 8 Homeownership Program for its residents and considering policies that have been successful in other programs to include in the Administrative Plan.

The HOPE VI Computer Learning Center received \$128,834 for a three year renewal grant through the Public Housing Neighborhood Networks Center Program. Computer access and education continues to be provided to our families and the community through an array of computer, job training, and mentoring programs. Partnerships with CCRI and Roger Williams University continue to grow as they provide the majority of the education programming. The Boys and Girls Club partnership has also expanded as they provide the youth mentoring programs in the lab.

The HOPE VI and Resident Services departments have partnered with the City of Newport Parks and Recreation Department to provide a summer employment program to adults and youth residing in our developments for the Sunset Hill/Miantonomi Park Improvement Project. Residents will create trails, widen paths, and remove trash and debris in an effort to restore beauty to this historic park. Residents will also receive employment, education, and money management training during this six-week program.

The HOPE VI and Resident Services departments will continue ongoing activities with residents to provide Authority-wide access for residents in preparation of post HOPE VI CSS program sustainability.

The HACN has also been working with Trinity (Phase I, II, and III developer) and its management company, Maloney Properties, to address, plan and implement a resident services program at Newport Heights. These efforts have included resident participation from Newport Heights' residents and the residents are now seeking to establish a Newport Heights Resident Association and a neighborhood watch. Newport Heights has already begun community events, some of which have been showcased in the local newspaper.

The HACN has established a new decentralized operation program which will lead to more efficiency and site specific responsibility and accountability in management, maintenance and resident services.

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, "Keep it Clean", continues annually and was expanded to include a "Road Show" which is designed to bring staff,

management, maintenance, resident services, HOPE VI, CSS and C.O.P. departments, along with representatives of the Newport Resident Council, to each neighborhood of the HACN. Its mission is to meet with residents in their neighborhood and discuss a variety of topics including responsibilities, services and safety directly affecting their community. Manager meetings occur every quarter allowing residents to talk about their neighborhood and share ideas. The Executive Director meets with resident representatives who live in Park Holm and who work as advisories in future planning and improvements to the property and buildings.

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.

Work has begun to reconfigure internal operations and adapt financial reporting to meet HUD's mandated asset management requirements. The Authority has developed four AMP's not including a separate AMP for each HOPE VI sub-phase containing ACC units. The Authority reporting requirements under asset management are effective April 1, 2008.

The Authority has revamped the system of purchase order review and approval resulting in increased scrutiny of planned purchases. This procedure has brought foremen and front line management into the process. Through asset management this has created a process of engaging the stakeholders in the decision making process.

Bids were solicited for bulk purchase of utilities. Cost savings are being realized through this process.

Master Plans for the Florence Gray Center were completed to include the potential of expanding its resident services, a long-term commitment from the Boys & Girls Club and expansion of the East Bay MET technical school.

The HACN was an active participant in the city's North End Master Plan. These efforts contributed to the community recognizing the successful HOPE VI work at Newport Heights and the potential for our housing replacement program.

The HACN held several workshops for its board along with staff development and training. The workshops included strategic planning and post HOPE VI reorganization and the staff development and training included computer training, budgeting and Workplace Spanish.

The Authority is current in its obligation of replacement housing funds. Our most recent obligation of replacement housing funds assisted in providing public housing units in our HOPE VI development.