

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

PHA Plans

5 Year Plan for Fiscal Years 2007 - 2011
Annual Plan for Fiscal Year 2007

NEWPORT HOUSING AUTHORITY
FY2007 AGENCY PLAN SUBMISSION

Version 4 Submitted to HUD – September 26, 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: Newport Housing Authority

PHA Number: TN060

PHA Fiscal Year Beginning: (mm/yyyy) 10/2007

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2007 - 2011
[24 CFR Part 903.5]

A. Mission

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

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

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

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
Complete a permanent Boys & Girls Club facility (August 2007)

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- Construct a new main office to better serve the public and increase employee efficiency**

- PHA Goal: Increase assisted housing choices
Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

Continue public housing security improvements

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

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

Objectives:

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

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

Other PHA Goals and Objectives: (list below)

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

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Newport Housing Authority (NHA) has completed this Agency Plan in consultation with NHA residents and the local community. The public will be provided with an opportunity to review the plan and offer comments at a public hearing to be held on Monday, June 25, 2007. The Annual Agency Plan is summarized as follows:

1. Housing Needs

Although our current waiting list is not excessive, the demand for public housing is evident. Our greatest demand is for 1, 2 and 3 bedroom units. The NHA does not have any current plans to expand it's housing stock.

2. Financial Resources

The NHA expects to expend approximately \$2,508,480 in FY2007 for operations, capital improvements and administrative costs in excess of \$1.3 million for new Boys & Girls Club facility.

3. Eligibility, Selection and Admission Policies

The NHA has revised its standard operating policies to comply with the requirements of the QHWRA through regulations published in the Federal Register on March 29, 2000. These policies will be updated as HUD issues further guidance.

4. Rent Determination – Discretionary Policies

Our discretionary rent policies include:

- \$50.00 minimum rent
- Flat rents

5. Operations and Management

The NHA policies have been revised to comply with the mandated requirements of the QHWRA.

6. Grievance Procedure

The NHA Grievance Procedure is in compliance with the QHWRA and will continue to make revisions as additional issues are addressed by HUD regulations.

7. Capital Improvements

Our funding under the Public Housing Capital Fund Program is \$578,208.00. Our focus for the FY2007 program year will be general modernization improvements at all developments. However, the NHA FY2007 allocation is anticipated to be less than FY2006.

8. Demolition and/or Disposition

The NHA has no current plans for demolition or disposition of units (apartments).

9. Designation

The NHA has no current plans for designation at this time other than units approved for the elderly in Section 504 Handicapped Accessibility conversions.

10. Conversion of Public Housing

The NHA has no current plans to designate any developments or buildings to tenant-based assistance.

11. Homeownership

The NHA has no current plans to develop a Homeownership Program. Information is shared with residents from other agencies including Habitat for Humanity.

12. Community Services and Self-Sufficiency Programs

The NHA has developed a Community Service Program that is in compliance with HUD requirements.

The NHA has adopted policy changes necessary to be in compliance with QHWRA and will update as information dictates.

13. Safety and Crime Prevention

The NHA and the local police department cooperate on these issues and patrols are made on a regular basis. The NHA contracts with the city for a local officer to be assigned full-time to the NHA.

14. Ownership of Pets

The NHA has developed a pet policy that is in compliance with QHWRA requirements.

15. Civil Rights Certification

The NHA has included the required certification regarding Fair Housing and Civil Rights in this plan.

16. Annual Audit

Our most recent annual audit for fiscal year 2007 will be on file at our local HUD office in Knoxville, TN, and is available for review at our main office during normal business hours.

17. Asset Management

It is the goal of the NHA to manage our assets (physical property, financial resources and manpower) as efficiently as possible to meet the intent of our mission statement, which is to serve the citizens of Newport and Cocke County, Tennessee by:

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

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:

- Admissions Policy for Deconcentration (**tn060a04**)
- FY 2007 Capital Fund Program Annual Statement (**tn060b04**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Deconcentration Information (**tn060c04**)
- Pet Policy (**tn060d04**)
- Statement of Progress in Meeting 5-Year Mission and Goals (**tn060e04**)
- Resident Member on the PHA Governing Board (**Included in plan**)
- Membership of the Resident Advisory Board (**Included in plan**)
- Voluntary Conversion (**Included in plan**)
- Community Service Requirements (**tn060g04**)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2007 Capital Fund Program 5 Year Action Plan (**tn060f04**)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

TN37-PO60-501-05 P & E Report, dated 3/31/2007 (**tn060h04**)

TN37-PO60-501-06 P & E Report, dated 3/31/2007 (**tn060i04**)

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 (There are no impediments to Fair Housing Choice)
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Deconcentration Information (tn060c04)	Annual Plan

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 – Cocke County							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	670	5	3	2	1	3	1
Income >30% but <=50% of AMI	233	5	3	2	1	3	1
Income >50% but <80% of AMI	177	5	3	2	1	3	1
Elderly	203	5	3	2	1	3	1
Families with Disabilities	15	5	4	1	5	1	1
Race/Ethnicity White	783	5	3	2	1	3	1
Race/Ethnicity Black	500	5	3	2	1	3	1
Race/Ethnicity Hispanic	0	5	3	2	1	3	1
Race/Ethnicity							

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

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

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

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

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	97		195
Extremely low income <=30% AMI	66	68.1	
Very low income (>30% but <=50% AMI)	24	24.7	
Low income (>50% but <80% AMI)	7	7.2	
Families with children	39	70.9	
Elderly families	1	1.8	
Families with Disabilities	15	27.3	

Housing Needs of Families on the Waiting List			
Race/ethnicity W	96	99.0	
Race/ethnicity B	1	1.0	
Race/ethnicity H	0	0	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	53	54.7	99
2 BR	26	26.8	76
3 BR	14	14.4	41
4 BR	4	4.1	7
5 BR	N/A	N/A	N/A
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

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 (**on-going**)
- Reduce turnover time for vacated public housing units (**on-going**)
- Reduce time to renovate public housing units (**on-going**)
- 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 (**on-going**)
- 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)

Currently more than 50% of tenant body is elderly/HC

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)

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants 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)

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	1,023,894	
b) Public Housing Capital Fund	578,208	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	0	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
FY2007 Dwelling Rent Only (est.)	752,000	Operations
4. Other income (list below) (est.)		
FY2007 Ex. Utilities, Non-dwelling Rent, interest, w.o. chgs., misc.	122,000	Operations
5. Non-federal sources (list below)		
Total resources	2,476,102	Operations, Modernization

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) **At time of application**

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

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

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office

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

c. If the PHA 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?
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)

All other families

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

3 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 1** Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 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)

2 All other families

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

Video

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

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

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

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

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

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

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

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

B. Section 8

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

(1) Eligibility

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

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

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

- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

- a. 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)

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

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

- 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)

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 (**\$50.00**)

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?

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

When flat rent is lower than 30% of adjusted income

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)

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)

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)

Fair Market Rents (FMR)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:
The Mayor appoints five member Board of Commissioners; Board hires the Executive Director who is the CEO, Board Secretary and Treasurer. The Executive Director is responsible for all administrative, maintenance and construction (force account) employees.

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	Expected Turnover

	Beginning	
Public Housing	400	200
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)	Capital Fund Program	

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)

The Newport, TN Housing Authority (NHA) Maintenance Plan was initially approved January 25, 1993 and revised November 16, 1998 to comply with Comprehensive Grant Program (CGP) requirements. The Maintenance Plan states that the apartments will be checked and treated monthly on the third Thursday and Friday for infestation prevention and eradication. A professional exterminator is paid a monthly retainer to monitor the NHA certified technicians.

The Personnel Policy was completely revised in 1999 with specific sections amended by the Board of Commissioners as needed through the years. A complete review and revision is currently taking place and will be approved by the Board of Commissioners at the August 20, 2007 or September 17, 2007 meeting. An attorney that specializes in employment law and compliance is assisting with this revision

(2) Section 8 Management: (list below)

The NHA had a Section 8 program, 106 certificates and vouchers, at one time. This program was given to the Morristown Housing Authority about ten (10) years ago because it was not economically feasible to operate. Therefore, the NHA no longer has a Section 8 program.

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)

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:

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 (state name) **tn060b04**

-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 (state name) **tn060f04**

-or-

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

SEE ABOVE

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

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

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

- 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:

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

8. Demolition and Disposition

[24 CFR Part 903.7 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: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.7 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:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

<input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
<input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
<input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent
<input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/> Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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: <u>(DD/MM/YYYY)</u>	
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[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

08/05/2007

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)

Partner to administer a HUD Welfare-To-Work program

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies

- Public housing admissions policies
- Section 8 admissions policies
- 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)

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)
Boys and Girls Club of America on NHA site	275	City/County-Wide	353 Driskill Circle	PH/City-Wide
Senior Nutrition Program on NHA sites	50	City/County-Wide	203 Bowman Drive	PH
Americorp, VISTA and Community Cares	All residents	Based on need	380 Cooper Street	PH
Full-Time police officer thru NPD	1	N/A	All developments	PH
Social and Recreation Programs, Youth and Seniors	100	N/A	All developments	PH

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	N/A	N/A
Section 8	N/A	N/A

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are

participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

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

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

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

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

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

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

All Developments

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)

NHA pays Newport Police Department for the services of a full-time officer assigned to NHA.

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

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2007 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?
(FYE 9-30-2006)
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 (**Annually with CFP**)
 - 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 (File name)
- Provided below:

Only one (1) resident attended the public hearing at 11:30 a.m., Monday June 4, 2007, at the main office of the NHA, 375 Alex St., Newport, TN. Leon Bryant, Executive Director, Helen Williams, Adm. Asst., and Helen F. Pierce, resident at 678 Lamons Circle, who is also an employee of the NHA, Resident Services Coordinator.

The executive director discussed the CFP application process and explained how the year 2007 would be brought forward and revised with a fifth year, 2011 being added. HUD should announce the amount of the CFP award or grant later in the month of June 2007. If the amount is not known in time, the CFP 2006 grant amount would have to be used for application purposes.

The SACS software had been upgraded, which would require the NHA to spend \$10,000-\$12,000 of the CFP 2007 grant. Although the Newport police officer would be budgeted, it was not certain that the contract with the City of Newport would be renewed in January, 2008. The alternative would be to hire a full time administrative person with arrest powers. The police department would have to work with this individual at times. The maintenance supervisory and modernization coordinator were asked to advise of any needed or urgent items for the CFP 2007 annual plan and five-year update.

And finally, the resident services coordinator discussed the VISTA and Community Cares Programs. She had been told that, due to funding constraints, one VISTA and one Community Cares person would be budgeted. Both of her sons serve in the programs. Currently there are two VISTA and two Community Cares people or a total of four.

3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

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) **State of Tennessee**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

- Other: (list below)

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

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

D. Other Information Required by HUD

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

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

The following are considered to be significant amendments or modifications:

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

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

Attachments

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

Required Attachment: Resident Member on the PHA Governing Board

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

A. Name of resident member(s) on the governing board: **Polly E. Palmer**

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

- Elected
 Appointed

C. The term of appointment is (include the date term expires): 11/15/2007

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

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

B. Date of next term expiration of a governing board member: 11/15/2007

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

Mayor Connie Ball

Required Attachment: Membership of the Resident Advisory Board or Boards

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

Polly E. Palmer
Betty Garner
Matthew McGaha
Ora Boykin
Bonnie Henderson
Ed Yelton
Betty Webb
Patsy Atkins
Donald Roe

Required Attachment: Voluntary Conversion

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

Seven (7)

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

One (1)

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

One, the initial assessment

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

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

THE NEWPORT HOUSING AUTHORITY DECONCENTRATION POLICY

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

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

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

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

Prepared by Leon Bryant Executive Director

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

PHA Name: Newport, TN Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN37-P060-501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no :)
Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	1,000			
3	1408 Management Improvements	49,300			
4	1410 Administration	57,820			
5	1411 Audit (30%)	4,440			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	3,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	432,341			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Non-dwelling Structures	18,307			
13	1475 Non-dwelling Equipment	12,000			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collaterization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	578,208			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	31,750			
26	Amount of line 21 Related to Energy Conservation Measures				

Prepared by Leon Bryant Executive Director

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Newport Housing Authority			Grant Type and Number Capital Fund Program Grant No: TN37-P060-501-07 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	
TN37PO60001								
Col. C. T. Rhyne Homes	Replace plaster ceiling, as needed	1460	As needed	11,000				
	Install & duct range hood	1460	112	20,000				
	Replace interior doors – BR	1460	246	55,600				
	Closet door hardware, door only	1460	As needed	0				
	Replace sewer line (Move to 2009)	1450	33	0				
	SUB-TOTAL			86,600				
TN37PO60002								
Dr. Dennis Branch Homes	Replace BR interior doors, door only and closet door hardware	1460	20	4,520				
	Repair storage bldg. with treated wood, door frames	1460	As needed	1,200				
	SUB-TOTAL			5,720				
TN37PO60003								
Mayor Fred M. Valentine, Jr. Homes	Repair roof, including shingles 201, 217, 219, 221, 203 Gregg Lane (back only)	1460	5	3,000				
	Repair closet door tracks	1460	46	12,450				
	Front/rear screen door (\$240.00 ea.)	1460	46	22,080				
	Repair storage bldg. with treat wood, door frames	1460	As needed	6,900				
	SUB-TOTAL			44,430				

Prepared by Leon Bryant Executive Director

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

PHA Name: Newport Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-P060-501-07 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	
TN37PO60004								
Myers & Runnion Homes	Re-roof (moved to 2009)	1460	50	0				
	Repair storage bldg. with treated wood, door frames	1460	As needed	7,500				
	SUB-TOTAL			7,500				
TN37PO60005								
Elizabeth S. Jones Homes	Storage building (7-8-05) DELETE – Topography & contract mowing	1460	29	0				
	Windows (71)(2004) comp.	1460	As needed	0				
	Ceilings (65)	1460	As needed	13,175				
	Repair storage bldg. with treated wood, door frames	1460	As needed	6,300				
	SUB-TOTAL			19,475				
TN37PO60006								
James W. Briggs	Boys & Girls Club, new bldg.	1470	1	18,307				
	Exterior porch receptacles, front & rear	1460	56	3,360				
	Repair metal closet shelves	1460	As needed	10,000				
	Repair storage bldg. with treated wood, door frames	1460	As needed	8,400				
	Repair/replace windows (bad seals) (50%)	1460	50% of units	19,000				
	SUB-TOTAL			59,067				

Prepared by Leon Bryant Executive Director

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

PHA Name: Newport Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-P060-501-07 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	
PHA-Wide	Administrative cost, sundry/advertising	1410		57,820				
	Operations	1406		1,000				
	VISTA Volunteer	1408		0				
	Neighborhood Watch Program (1)	1408		0				
	NHA Police Officer 2 nd F.B.	1408		37,300				
	Improve Rent Collections (1)	1408		0				
	Resident Services Coordinator (1)	1408		0				
	Crime/Security Equipment Resident counsel	1408		0				
	Staff Training (as needed)	1410		0				
	MOD Supervisor 2 nd F.B.	1460		38,065				
	A/E Firm, consultants	1430		3,000				
	Audit (30%)	1411		4,440				
	Contingency	1502		0				
	SACS Net, Upgrade	1475.4		12,000				
	Replacement Reserves	1490		0				
	TCAC AmeriCorps, CCP (2)	1408		12,000				
	General items	1460						
	Worker's Comp		LS	6,000				
	Gasoline		LS	1,200				
	Vehicle repairs		LS	1,800				
	Auto Liability Insurance		LS	1,000				
	SUB-TOTAL			175,625				

Prepared by Leon Bryant Executive Director

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Newport TN Housing Authority		Grant Type and Number Capital Fund Program No: TN37-PO60-501-07 Replacement Housing Factor No:				Federal FY of Grant: 2007	
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	
TN37-PO60-001 Rhyne Homes	09/12/2009			09/12/2011			
TN37-PO60-002 Dr. Branch Homes	09/12/2009			09/12/2011			
TN37-PO60-003 Mayor Valentine Homes	09/12/2009			09/12/2011			
TN37-PO60-004 Myers & Runnion Homes	09/12/2009			09/12/2011			
TN37-PO60-005 Elizabeth Jones Homes	09/12/2009			09/12/2011			
TN37-PO60-006 James W. Briggs Homes	09/12/2009			09/12/2011			
TN37-PO60-007 Mayor Wilson Homes	09/12/2009			09/12/2011			
TN37-PO60-009 Rhea-Mims Hotel	09/12/2009			09/12/2011			
PHA-WIDE	09/12/2009			09/12/2011			

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
TN60-009 Rhea-Mims Hotel Bldg.	17	120.0 – above the average because it is an elderly apartment complex that is restricted due to age and income. All of the units are for the elderly; and individuals are on a fixed income.	See attachment tn060a04

PET POLICY**NEWPORT HOUSING AUTHORITY (NHA)**

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

1. Written request for pet by Head of Household required.
2. Written approval by NHA prior to housing pet.
3. Resident is required to sign Pet Lease
4. Pets must be controlled by leash, pet carrier or cage at all times. They are not permitted to be outside unattended.
5. No more than two pets per household; exceptions – 2 birds, fish aquarium of 20 gallons, maximum
6. Size of dogs – 25 inches in height and 25 lbs. (max.) Animals that assist, support or provide service to person with disabilities are exempt from this requirement.
7. No animals of aggressive disposition permitted.
8. Animals must be spayed or neutered.
9. Residents responsible for animal's proper care, including rabies vaccination.
10. Residents to clean up after pet.
11. No alterations to be made to dwelling unit – inside or outside (dwelling lease).
12. Registration of pets required with NHA.
13. Pet deposit of \$100.00 for each cat or dog.

**STATEMENT OF PROGRESS IN MEETING
5-YEAR PLAN MISSION AND GOALS****NEWPORT HOUSING AUTHORITY (NHA)**

The Newport Housing Authority's goal is to provide drug free, decent, safe and sanitary housing for eligible families and to provide opportunities and promote self-sufficiency and economic independence for the citizens of Newport and Cocke County.

In order to achieve this mission, we strive to do the following:

- Provide well maintained affordable housing in a safe environment;
 - Revitalize and maintaining neighborhoods;
 - Form effective partnerships to maximize social, educational and economic opportunities
1. The NHA has been successful in leveraging other funds to create additional housing opportunities. The Rhea-Mims Hotel project was completed in 2002 consists of 17 low-income, elderly units.
 2. The NHA continues to undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.
 3. The NHA continues to renovate public housing property. A very capable work crew, utilizing force account, is continuing to upgrade units and surrounding areas.
 4. The NHA continues to implement security measures with one (1) Newport police officer assigned to the NHA.
 5. The Mims Clinic project, TN060-007, is an educational, training facility with office spaces to serve low-income people in the community and specifically NHA Residents. Renovations were completed using CFP funds, etc. It was completed in April 2004. The State of Tennessee Department of Children Services and American Red Cross are located there.
 6. The NHA approved on June 19, 2006, a \$1.3 million bid for a new Boys and Girls Club of American on-site facility. The NHA helped establish the club about three (3) years ago by providing a temporary building. Under agreement, the club targets NHA children and low-income people for membership.

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Newport, TN Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: 1			
Development Number/Name/HA-Wide	Year 1 2007 Annual Statement	Work Statement for Year 2 FFY Grant: TN37-PO60-501-08 PHA FY: 2008	Work Statement for Year 3 FFY Grant: TN37-PO60-501-09 PHA FY: 2009	Work Statement for Year 4 FFY Grant: TN37-PO60-501-10 PHA FY: 2010	Work Statement for Year 5 FFY Grant: TN37-PO60-501-11 PHA FY: 2011
PHA-WIDE		145,800	115,800	108,800	108,800
TN37-PO60-001		86,800	105,900	28,500	201,000
TN37-PO60-002		4,200	7,500	0	0
TN37-PO60-003		1,000	15,000	55,800	73,500
TN37-PO60-004		49,500	108,000	55,600	0
TN37-PO60-005		177,260	279,917	238,000	150,000
TN37-PO60-006		31,000	70,000	5,000	3,360
TN37-PO60-007		2,000	8,400	20,000	1,000
TN37-PO60-009		1,000	0	5,000	0
CFP Funds Listed for 5-year planning		498,560	710,517	516,700	537,660

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: TN37-PO60-501-08 PHA FY: 2008			Activities for Year: <u>3</u> FFY Grant: TN37-PO60-501-09 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	TN-37-PO60-001 Col. C. T. Rhyne Homes	Tile bathrooms with new threshold (112)	16,800	TN-37-PO60-001 Col. C. T. Rhyne Homes	Replace eld./HC AC (21)	52,500
Annual		Front door – frames only (60)	13,000		Install vented range hoods (replacing original exhaust fan) (112) moved to 2007	0
		Replace original galvanized sewer/vent pipes in walls	56,000			
		Replace sewer lines (29) Completed	0		Replace bathtub drains in 2 & 3 bedrooms	21,000
Statement		Replace eld./HC AC (21) to 2009	0		Replace sewer lines (18) Runnion St. Completes 1 & 2	32,400
		Paint ext. handrails	1,000			
		SUB-TOTAL	86,800		SUB-TOTAL	105,900
	TN37-PO60-002 Dr. Dennis Branch Homes	Interior light fixtures, sockets only – Completed in 2005	0	TN37-PO60-002 Dr. Dennis Branch Homes	Replace eld./HC AC (3)	7,500
		Replace original galvanized sewer/vent pipes in walls	4,000			
		Replace eld./HC AC (3) to 2009	0			
		Paint ext. handrails	200		SUB-TOTAL	7,500
		SUB-TOTAL	4,200			
	TN37-PO60-003 Mayor Fred M. Valentine, Jr. Homes	Replace eld./HC AC (6) to 2009	0	TN37-PO60-003 Mayor Fred M. Valentine, Jr. Homes	Replace eld./HC AC (6)	15,000
		Roofing (46) and reconstruct front porch overhang (20, 2BR) to 2011	0			
		Paint ext. handrails	1,000			
		SUB-TOTAL	1,000		SUB-TOTAL	15,000
		Total CFP Estimated Cost	\$			\$

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: TN37-PO60-501-08 PHA FY: 2008			Activities for Year: <u> 3 </u> FFY Grant: TN37-PO60-501-09 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual	TN37-PO60-004 Myers & Runnion Homes	Fence (6' x 522') operating budget tentatively	0	TN37-PO60-004 Myers & Runnion Homes	Replace eld./HC AC (22)	55,000
Statement		Replace eld./HC AC (22) to 2009	0		Re roof (50)	50,000
		Replace original sewer lines (25)	37,500		Exterior porch receptacles (Front & rear)(100)	3,000
		Resurface retainer walls (30) family	10,000			
		Paint ext. handrails	2,000			
		SUB-TOTAL	49,500			
					SUB-TOTAL	108,000
	TN37-PO60-005 Elizabeth S. Jones Homes	Bathroom (36)	20,260	TN37-PO60-005 Elizabeth S. Jones Homes	Ranges (71)	14,910
		BR lights (120) 71 units	6,000		Refrigerators (71)	22,507
		Replace eld./HC AC (37) to 2009	0		Replace eld./HC AC (37)	92,500
		Paint ext. handrails	1,000		New Adm. Office	150,000
		New Admin. Office	150,000			
		SUB-TOTAL	177,260		SUB-TOTAL	299,917
	TN37-PO60-006 James W. Briggs Homes	Replace eld./HC AC (28) to 2009	0	TN37-PO60-006 James W. Briggs Homes	Replace eld./HC AC (28)	70,000
		Add blown fiberglass attic insulation	30,000			
		Paint ext. handrails	1,000			
		SUB-TOTAL	31,000		SUB-TOTAL	70,000
		Total CFP Estimated Cost	\$			\$

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: TN37-PO60-501-08 PHA FY: 2008			Activities for Year: <u> 3 </u> FFY Grant: TN37-PO60-501-09 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA-WIDE	Operations (1406)	1,000	PHA-WIDE	Operations (1406)	1,000
Annual		VISTA Volunteer	12,000		VISTA Volunteer	12,000
Statement		Neighborhood Watch Program (1)	0		Neighborhood Watch Program (1)	0
		PHA Police Officer	25,000		PHA Police Officer	25,000
		Improve Rent Collections (1)	0		Improve Rent Collections (1)	0
		Resident Services Coordinator (1)	0		Resident Services Coordinator (1)	0
		Fringe Benefits (1) Police Officer, Mod Supervisor	15,000		Fringe Benefits (1) Police Officer, Mod Supervisor	15,000
		Crime/Security Equipment, Resident Council	0		Crime/Security Equipment, Resident Council	0
		Sundry/Advertising	1,000		Sundry/Advertising	1,000
		Staff Training (as needed)	0		Staff Training (as needed)	0
		Mod Supervisor	35,360		Mod Supervisor	35,360
		A/E Firm	40,000		A/E Firm	10,000
		Audit (30%)	4,440		Audit (30%)	4,440
		Contingency	0		Contingency	0
		Replacement Reserves	0		Replacement Reserves	0
		TCAC AmeriCorps, CCP (2) (1408)	12,000		TCAC AmeriCorps, CCP (2) (1408)	12,000
		SUB-TOTAL	145,800		SUB-TOTAL	115,800
		Total CFP Estimated Cost	438,560			710,517

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

Activities for Year : <u>4</u> FFY Grant: TN37-PO60-501-10 PHA FY: 2010			Activities for Year: <u>5</u> FFY Grant: TN37-P060-501-11 PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
TN37-PO60-001 Col. C. T. Rhyne Homes	Concrete sidewalks, tripping hazards	13,500	TN37-PO60-001 Col. C. T. Rhyne Homes	Replace original and storm windows	201,000
	Replace plaster ceiling as needed	15,000			
	Paint handrails (2007)	0			
	Remove trash, trees, etc. adjacent property lines (2006)	0			
	SUB-TOTAL	28,500		SUB-TOTAL	201,000
TN37-PO60-002 Dr. Dennis Branch Homes	Replace storage bldg. door frames (2007)	0	TN37-PO60-002 Dr. Dennis Branch Homes	No work items	0
	SUB-TOTAL	0		SUB-TOTAL	0
TN37-PO60-003 Mayor Fred M. Valentine, Jr. Homes	Replace storage bldg. door frames (2007)	0	TN37-PO60-003 Mayor Fred M. Valentine, Jr. Homes	Roofing (46) and construct front porch overhang (20, 2BR)	65,500
	Replace original and storm windows (279)	55,800		Replace steel bathtubs	8,000
	SUB-TOTAL	55,800		SUB-TOTAL	73,500
Total CFP Estimated Cost		\$			\$

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

Activities for Year : <u>4</u> FFY Grant: TN37-PO60-501-10 PHA FY: 2010			Activities for Year: <u>5</u> FFY Grant: TN37-PO60-501-11 PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
TN37-PO60-004 Myers & Runnion Homes	Replace storage bldg. door frames (2007)	0	TN37-PO60-004 Myers & Runnion Homes	No work items	
	Paint hand rails (2008)	0			
	Replace original and storm windows (278)	55,600			
	SUB-TOTAL	55,600		SUB-TOTAL	0
TN37-PO60-005 Elizabeth S. Jones Homes	Replace storage bldg. door frames (2007)	0	TN37-PO60-005 Elizabeth S. Jones Homes	New Administrative Office	150,000
	Floor tile, Vinyl base board (from 2006)	88,000			
	New Administrative Office	150,000			
	SUB-TOTAL	238,000		SUB-TOTAL	150,000
TN37-PO60-006 James W. Briggs Homes	Replace storage bldg. door frames (2007)	0	TN37-PO60-006 James W. Briggs Homes	Ext. porch receptacles (front & rear)(112)	3,360
	Interior attic access	5,000			
	SUB-TOTAL	5,000		SUB-TOTAL	3,360
Total CFP Estimated Cost		\$			\$

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

NEWPORT HOUSING AUTHORITY (NHA)

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

1. Notification

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

2. Community Service Options

List includes, but is not limited to:

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

3. Community Service Reporting

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

4. Failure to Comply

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

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Newport, TN Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN37-P060-501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no :)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,000	8,906.00	8,906.00	8,906.00
3	1408 Management Improvements	105,520	105,850.00	105,850.00	105,850.00
4	1410 Administration	1,000	639.00	639.00	639.00
5	1411 Audit (30%)	2,660	2,660.00	2,660.00	2,660.00
6	1415 Liquidated Damages	0	0.00	0.00	0.00
7	1430 Fees and Costs	3,000	3,000.00	3,000.00	3,000.00
8	1440 Site Acquisition	0	0.00	0.00	0.00
9	1450 Site Improvement	49,024	70,685.00	70,685.00	70,685.00
10	1460 Dwelling Structures	371,636	342,100.00	342,100.00	342,100.00
11	1465.1 Dwelling Equipment—Nonexpendable	0	0.00	0.00	0.00
12	1470 Non-dwelling Structures	59,645	59,645.00	59,645.00	59,645.00
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	593,485	593,485.00	593,485.00	593,485.00
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	32,500			
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: Newport Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-P060-501-05 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	
TN37PO60001								
Col. C. T. Rhyne Homes	Caulk gutter seams, replace some	1460	112	5,000	2,594.00	2,594.00	2,594.00	Complete
	Replace light fixtures, sockets only	1460	112	7,000	6,462.00	6,462.00	6,462.00	Complete
	Metal dryer vent covers	1460	112	3,024	0.00	0.00	0.00	
	Steps (handrails) and sidewalk hazards	1450	21	6,000	9,164.00	9,164.00	9,164.00	Complete
	Install range hood fire extinguishers	1460	224	5,065	4,389.00	4,389.00	4,389.00	Complete
	Exterior porch receptacles (front and rear)	1460	224	6,720	6,492.00	6,492.00	6,492.00	Complete
	Landscaping, drain downspouts away from foundations	1450	As needed	5,000	4,958.00	4,958.00	4,958.00	Complete
	Replace plaster ceilings	1460	As needed	3,000	4,894.00	4,894.00	4,894.00	Complete
	Replace electrical switches & receptacles	1460	112	10,080	3,624.00	3,624.00	3,624.00	Complete
	Landscaping, stumps, vegetation	1450	112	3,000	8,116.00	8,116.00	8,116.00	Complete
	Paint roof vents	1460	112	1,400	0.00	0.00	0.00	
	Replace rear door brick molding with treated lumber	1460	112	6,000	2,293.00	2,293.00	2,293.00	Complete
	Replace clothesline wire	1450	112	2,465	1,092.00	1,092.00	1,092.00	Complete
	Pressure washing, front/back porches, aluminum siding, storage bldgs.	1460	112	5,600	3,400.00	3,400.00	3,400.00	Complete
	Energy audit recommendations (prorated) Copy of audit sent to local field office	1460	112	5,283	6,247.00	6,247.00	6,247.00	Complete
	TOTAL			74,637	63,725.00	63,725.00	63,725.00	

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

PHA Name: Newport Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-P060-501-05 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	
TN37PO60002								
Dr. Dennis Branch Homes	Caulk gutter seams, replace some	1460	8	1,000	494.00	494.00	494.00	C
	Replace light fixtures, sockets only	1460	8	500	333.00	333.00	333.00	C
	Tile bathrooms with new threshold	1460	8	1,200	0.00	0.00	0.00	
	Front door frames only	1460	8	2,000	647.00	647.00	647.00	C
	Landscaping/drainage (Cooper St.)	1450	1	1,000	1,443.00	1,443.00	1,443.00	C
	Metal dryer vent covers	1460	8	216	7.00	7.00	7.00	C
	Install vented range hoods (replaces original exhaust fans)	1460	8	800	1,874.00	1,874.00	1,874.00	C
	Install range hood fire extinguishers	1460	16	370	313.00	313.00	313.00	C
	Exterior porch receptacles	1460	16	480	608.00	608.00	608.00	C
	Replace bathtub drains in 2 & 3 bedroom	1460	4	1,200	0.00	0.00	0.00	
	Replace electrical switches & receptacles	1460	8	720	245.00	245.00	245.00	C
	Landscaping, stumps, rear @ 336 Cooper St., vegetation	1450	8	1,000	1,341.00	1,341.00	1,341.00	C
	Replace clothesline wire	1450	8	200	149.00	149.00	149.00	C
	Pressure washing, front/back porches, aluminum siding, storage bldgs.	1460	8	400	368.00	368.00	368.00	C
	Replace/replace sidewalk trip hazards	1450	4	817	2,904.00	2,904.00	2,904.00	C
	Energy audit recommendations (prorated) Copy of audit sent to local field office	1460	8	1,377	211.00	211.00	211.00	C
	TOTAL			13,280	10,937.00	10,937.00	10,937.00	

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

PHA Name: Newport Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-P060-501-05 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	
TN37PO60003								
Mayor Fred M. Valentine, Jr. Homes	Resurface (asphalt) playground	1450	1	5,260	5,680.00	5,680.00	5,680.00	C
	Replace medicine cabinets/mirrors	1460	46	3,000	1,981.00	1,981.00	1,981.00	C
	Install range hood fire extinguishers	1460	92	2,077	1,459.00	1,459.00	1,459.00	C
	Exterior porch receptacles (front & back)	1460	92	2,760	2,309.00	2,309.00	2,309.00	C
	Replace electrical switches & receptacles	1460	46	4,140	1,064.00	1,064.00	1,064.00	C
	Landscaping, drainage, vegetation	1450	As needed	2,000	921.00	921.00	921.00	C
	Repair/replace sidewalk trip hazards	1450	6	1,500	2,606.00	2,606.00	2,606.00	C
	Energy audit recommendations (prorated) Copy of audit sent to local field office	1460	46	1,818	3,492.00	3,492.00	3,492.00	C
	Replace closet rods and shelves	1460	46	5,550	14,180.00	14,180.00	14,180.00	C
	TOTAL			22,555	33,692.00	33,692.00	33,692.00	
TN37PO60004								
Myers & Runnion Homes	Replace closet rods & shelves Move to TN60-3	1460	50	5,500	0.00	0.00	0.00	
	Light fixtures and new ct. boxes	1460	50	8,400	7,847.00	7,847.00	7,847.00	C
	Replace medicine cabinets/mirrors	1460	50	3,250	3,252.00	3,252.00	3,252.00	C
	Metal dryer vent covers	1460	50	1,350	1,058.00	1,058.00	1,058.00	C
	Install range hood fire extinguishers	1460	100	2,248	1,640.00	1,640.00	1,640.00	C
	Landscaping, vegetation	1450	46	1,500	1,888.00	1,888.00	1,888.00	C
	Repair/replace sidewalk trip hazards	1450	10	2,500	5,304.00	5,304.00	5,304.00	C
	Energy audit recommendations (prorated) Copy of audit sent to local field office	1460	50	1,976	1,766.00	1,766.00	1,766.00	C
	TOTAL			26,724	22,755.00	22,755.00	22,755.00	

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

PHA Name: Newport Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-P060-501-05 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	
TN37PO60005								
Elizabeth S. Jones Homes	Resurface (asphalt) playground (partial)	1450	1	2,100	2,268.00	2,268.00	2,268.00	C
	Replace medicine cabinets/mirrors	1460	71	4,615	3,673.00	3,673.00	3,673.00	C
	Metal dryer vent covers	1460	71	1,917	2,235.00	2,235.00	2,235.00	C
	Retainer wall, SE corner @ metal whse	1450	1	1,000	0.00	0.00	0.00	Deleted
	Install range hood fire extinguishers	1460	142	3,201	2,307.00	2,307.00	2,307.00	C
	Landscaping, vegetation	1450	71	2,000	1,542.00	1,542.00	1,542.00	C
	Repair/replace sidewalk trip hazards	1450	14	3,000	9,070.00	9,070.00	9,070.00	C
	Energy audit recommendations (prorated) Copy of audit sent to local field office	1460	71	12,488	13,039.00	13,039.00	13,039.00	C
	TOTAL			30,321	34,134.00	34,134.00	34,134.00	
TN37PO60006								
James W. Briggs	Boys & Girls Club, new bldg.	1470	1	59,645	59,645.00	59,645.00	59,645.00	C
	Replace medicine cabinets/mirrors	1460	56	3,640	2,551.00	2,551.00	2,551.00	C
	Metal dryer vent covers	1460	56	1,512	1,599.00	1,599.00	1,599.00	C
	Install GFI receptacles	1460	95	2,600	1,482.00	1,482.00	1,482.00	C
	Replace (secure) jct. boxes, light fixtures	1460	56	3,000	1,975.00	1,975.00	1,975.00	C
	Install range hood fire extinguishers	1460	112	2,518	1,799.00	1,799.00	1,799.00	C
	Landscaping, vegetation	1450	56	2,000	1,000.00	1,000.00	1,000.00	C
	Repair/replace sidewalk trip hazards	1450	8	2,000	5,573.00	5,573.00	5,573.00	C
	Energy audit recommendations (prorated) Copy of audit sent to local field office	1460	56	9,919	10,641.00	10,641.00	10,641.00	C
	TOTAL			86,834	86,265.00	86,265.00	86,265.00	

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

PHA Name: Newport Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-P060-501-05 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	
TN37PO60007								
Mayor Jeanne Y. Wilson Homes	Finish closet doors from CFP 2003A	1460	40	15,000	7,974.00	7,974.00	7,974.00	C
	Bathroom heaters	1460	40	4,700	4,335.00	4,335.00	4,335.00	C
	Replace medicine cabinets/mirrors	1460	40	2,600	1,902.00	1,902.00	1,902.00	C
	Metal dryer vent covers	1460	40	1,080	839.00	839.00	839.00	C
	Install range hood fire extinguishers	1460	80	1,807	1,658.00	1,658.00	1,658.00	C
	Landscaping, vegetation	1450	40	1,500	448.00	448.00	448.00	C
	Repair/replace sidewalk trip hazards	1450	7	2,000	4,037.00	4,037.00	4,037.00	C
	Energy audit recommendations (prorated) Copy of audit sent to local field office	1460	40	7,085	9,404.00	9,404.00	9,404.00	C
	TOTAL			35,772	30,597.00	30,597.00	30,597.00	
TN37P060009								
Rhea-Mims Hotel bldg.	Rhea-Mims Hotel bldg. (reserves replacement)	1460	1	187,000	187,000.00	187,000.00	187,000.00	C
	Sealing/stripping parking lot	1450	1	1,182	1,181.00	1,181.00	1,181.00	C
	Exterior painting, gable end and lower window	1460	1	2,000	2,144.00	2,144.00	2,144.00	C
	TOTAL			190,182	190,325.00	190,325.00	190,325.00	

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

PHA Name: Newport TN Housing Authority		Grant Type and Number Capital Fund Program No: TN37-P060-501-05 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		
TN37-PO60-001 Rhyne Homes	09/01/2007			09/01/2009				
TN37-PO60-002 Dr. Branch Homes	09/01/2007			09/01/2009				
TN37-PO60-003 Mayor Valentine Homes	09/01/2007			09/01/2009				
TN37-PO60-004 Myers & Runnion Homes	09/01/2007			09/01/2009				
TN37-PO60-005 Elizabeth Jones Homes	09/01/2007			09/01/2009				
TN37-PO60-006 James W. Briggs Homes	09/01/2007			09/01/2009				
TN37-PO60-007 Mayor Wilson Homes	09/01/2007			09/01/2009				
TN37-PO60-009 Rhea-Mims Hotel	09/01/2007			09/01/2009				
PHA-WIDE	09/01/2007			09/01/2009				

Prepared by Leon Bryant Executive Director

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

PHA Name: Newport, TN Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN37-P060-501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no :)
 Performance and Evaluation Report for Period Ending: 03-31-2007 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	1,000	0.00	0.00	0.00
3	1408 Management Improvements	97,224	100,224.00	100,224.00	28,000.00
4	1410 Administration	1,000		1,000.00	237.00
5	1411 Audit (30%)	3,000		3,000.00	3,000.00
6	1415 Liquidated Damages	0		0.00	0.00
7	1430 Fees and Costs	3,000		3,000.00	3,000.00
8	1440 Site Acquisition	0		0.00	0.00
9	1450 Site Improvement	0		0.00	0.00
10	1460 Dwelling Structures	277,752	321,453.00	309,717.00	155,758.00
11	1465.1 Dwelling Equipment—Nonexpendable	54,980	54,315.00	21,015.00	21,015.00
12	1470 Non-dwelling Structures	125,000		125,000.00	125,000.00
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	562,956	607,992.00	592,956.00	336,010.00
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	36,159			
26	Amount of line 21 Related to Energy Conservation Measures				

Prepared by Leon Bryant Executive Director

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Newport Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-P060-501-06 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	
TN37PO60001								
Col. C. T. Rhyne Homes	Energy audit recommendations, replace original toilets	1460	112	14,000.00	11,773.00	11,773.00	11,773.00	C
	Refrigerators, \$350.00 + labor (\$1,000)	1465.1	84	30,400.00				
	Replace original sewers	1460	29	0.00	55,226.00	55,226.00	55,226.00	C
	SUB-TOTAL			44,400	97,399.00	66,999.00	66,999.00	
TN37PO60002								
Dr. Dennis Branch Homes	Energy audit recommendation, replace original toilets	1460	3	375	219.00	219.00	219.00	C
	Refrigerators, \$350.00 each + \$100 labor	1465.1	8	2,900				
	SUB-TOTAL			3,275	3,119.00	219.00	219.00	
TN37PO60003								
Mayor Fred M. Valentine, Jr. Homes	Energy audit recommendation, replace original toilets	1460	37	4,625	5,121.00	5,121.00	5,121.00	C
	Floor tile, 265 Larmie Cr., 3BR	1460	1	1,430	2,612.00	2,612.00	2,612.00	C
	SUB-TOTAL			6,055	7,733.00	7,733.00	7,733.00	

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Newport Housing Authority			Grant Type and Number Capital Fund Program Grant No: TN37-P060-501-06 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	
TN37PO60004								
Myers & Runnion Homes	Energy audit recommendation, replace original toilets	1460	33	4,125	5,915.00	5,915.00	5,915.00	C
	Electric ranges, \$212.00 each + \$1,400 labor	1465.1	50	12,000	12,367.00	12,367.00	12,367.00	C
	SUB-TOTAL			16,125	18,282.00	18,282.00	18,282.00	C
TN37PO60005								
Elizabeth S. Jones Homes	Replace original heaters including bathroom	1460	71	45,000		42,012.00	42,012.00	C
	SUB-TOTAL			45,000		42,012.00	42,012.00	C
TN37PO60006								
James W. Briggs	Boys & Girls Club, new bldg.	1470	1	125,000		125,000.00	125,000.00	C
	Bathrooms tub/shower enclosures	1460	56	29,160	34,200.00	34,000.00	32,769.00	Pending
	TOTAL			154,160	159,200.00	159,200.00	157,769.00	

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Newport Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-P060-501-06 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	
TN37PO60007								
Mayor Jeanne Y. Wilson Homes	Finish closet doors, from 2003A, 2005 & 2006 (remodel)	1460	40	29,037		29,037.00	111.00	Pending
	Ranges, \$212.00 each + labor \$1,200	1465.1	40	9,680	8,648.00	8,648.00	8,648.00	C
	SUB-TOTAL			38,717	37,685.00	37,685.00	8,759.00	
TN37P060009								
Rhea-Mims Hotel bldg.	Rhea-Mims Hotel bldg. (reserves replacement)	1460	1	150,000	131,350.00	123,602.00	0.00	Pending
	SUB-TOTAL			150,000	131,350.00	123,602.00		

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Newport Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-P060-501-06 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	Complete C
PHA-Wide	Operations	1406		1,000	0	0.00	0.00	Deleted
	VISTA Volunteers (regular and standard	1408		18,000		18,000.00	18,000.00	C
	Neighborhood Watch Program (1)	1408		0				
	NHA Police Officer	1408		25,564		25,564.00	0.00	
	Improve Rent Collections (1)	1408		0				
	Resident Services Coordinator (1)	1408		0				
	Fringe Benefits (1) Police Officer, Mod Supervisor	1408		12,300		12,300.00	0.00	
	Crime/Security Equipment	1408		0				
	Sundry/Advertising	1410		1,000		1,000.00	237.00	
	Staff Training (as needed)	1410		0				
	MOD Supervisor	1408		35,360		35,360.00	0.00	
	A/E Firm, consultants	1430		3,000		3,000.00	3,000.00	C
	Relocation	1495.1		0				
	Contingency	1502		0				
	Computer upgrade	1475.4		0				
	Used backhoe	1475		0				
	Replacement Reserves	1490		0				
	TCAC AmeriCorps, CCP (1)	1408		6,000	10,000.00	10,000.00	10,000.00	C
	Audit (30%)	1411		3,000		3,000.00	3,000.00	C
	TOTAL			105,224	108,224.00	108,224.00	34,237.00	

Prepared by Leon Bryant Executive Director

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

PHA Name: Newport TN Housing Authority	Grant Type and Number Capital Fund Program No: TN37-P060-501-06 Replacement Housing Factor No:	Federal FY of Grant: 2006
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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	
TN37-PO60-001 Rhyne Homes	09/01/2008			09/01/2010			
TN37-PO60-002 Dr. Branch Homes	09/01/2008			09/01/2010			
TN37-PO60-003 Mayor Valentine Homes	09/01/2008			09/01/2010			
TN37-PO60-004 Myers & Runnion Homes	09/01/2008			09/01/2010			
TN37-PO60-005 Elizabeth Jones Homes	09/01/2008			09/01/2010			
TN37-PO60-006 James W. Briggs Homes	09/01/2008			09/01/2010			
TN37-PO60-007 Mayor Wilson Homes	09/01/2008			09/01/2010			
TN37-PO60-009 Rhea-Mims Hotel	09/01/2008			09/01/2010			
PHA-WIDE	09/01/2008			09/01/2010			