

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

# PHA Plans

5 Year Plan for Fiscal Years 2006 - 2010

Annual Plan for Fiscal Year 2008

**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:** AR028

**PHA Fiscal Year Beginning: (mm/yyyy)** 07/2008

**PHA Programs Administered:**

Public Housing and Section 8   
  Section 8 Only   
  Public Housing Only  
 Number of public housing units:      Number of S8 units:      Number of public housing units: 268  
 Number of S8 units:

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

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

### Public Access to Information

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

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

### Display Locations For PHA Plans and Supporting Documents

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

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

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 2006 - 2010**  
[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)

**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)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score) 91
  - 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)

- 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)

**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 2008**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Troubled Agency Plan**

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

[24 CFR Part 903.7 9 (r)]

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

During the upcoming year, the Newport Housing Authority (NHA) will continue with Modernization Activities to improve dwelling units and M & M buildings at all sites.

The NHA will continue to provide Administrative and Commercial Kitchen Facilities for Crowley's Ridge Development Council (CRDC) for their congregate meals and meals on wheels program for senior citizens throughout Jackson County, as well as other community based activities.

**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:**

- (A) Admissions Policy for Deconcentration - (Page 46)
- (E) FY 2008 Capital Fund Program Annual Statement - (Page 47)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- (B) List of Resident Advisory Board Members – (Page 46)
- (C) List of Resident Board Member – (Page 47)
- (D) Community Service Description of Implementation – (Page 47)
- Information on Pet Policy - (Page 39)
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

**Optional Attachments:**

- PHA Management Organizational Chart
- FY 2008 Capital Fund Program 5 Year Action Plan
- 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)

**Supporting Documents Available for Review**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation:	5 Year and Annual Plans

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	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.	
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
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing ACOP Policy	Annual Plan: Grievance Procedures

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	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
	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
	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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	187	5	2	3	3	2	1
Income >30% but <=50% of AMI	319	5	2	3	3	2	1
Income >50% but <80% of AMI	280	4	2	3	3	2	1
Elderly	481	4	2	3	4	1	2
Families with Disabilities	1704	4	2	3	4	1	2
Race/Ethnicity	1129						
Race/Ethnicity	385						
Race/Ethnicity	4						
Race/Ethnicity	5						

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year:
- 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/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	30		100
Extremely low income <=30% AMI	24	80	
Very low income (>30% but <=50% AMI)	4	13	
Low income (>50% but <80% AMI)	2	7	
Families with children	13	43	
Elderly families	2	7	
Families with Disabilities	6	20	
Race/ethnicity (White)	8	27	
Race/ethnicity (Black)	21	70	
Race/ethnicity (Mixed)	1	3	
Race/ethnicity			
Race/ethnicity			

<b>Housing Needs of Families on the Waiting List</b>			
Characteristics by Bedroom Size (Public Housing Only)			
0BR	4	13	
1BR	12	40	
2 BR	5	7	
3 BR	6	20	
4 BR	3	10	
5 BR			
5+ BR			
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
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select if applicable

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

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

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2008 grants)</b>		
a) Public Housing Operating Fund	494,282	
b) Public Housing Capital Fund	438,818	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
2004 Capital Fund Program	0	
2005 Capital Fund Program	0	
2006 Capital Fund Program	0	
2007 Capital Fund Program	162,388	
<b>3. Public Housing Dwelling Rental Income</b>	338,430	
<b>4. Other income (list below)</b>		
Expendable Fund Balance	950,240	
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	2,384,158	

### **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) When families have reported to PHA all required information.

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

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

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

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

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

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

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

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

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

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

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

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

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

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

**(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
  - Two
  - Three or More
- b.  Yes  No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

- a. Income targeting:
- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
- In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
  - Overhoused
  - Underhoused
  - Medical justification
  - Administrative reasons determined by the PHA (e.g., to permit modernization work)
  - Resident choice: (state circumstances below)

Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- 2 Substandard housing

- 2 Homelessness
- 2 High rent burden

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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

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

**(6) Deconcentration and Income Mixing**

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: Adoption of Flat Rate Rents

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:  
AR028-1 and AR028-4

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

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

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

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

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

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

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

f. Rent re-determinations:

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

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

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)  
Public Housing FMR's were set at 100% of operating costs per square foot.

## **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 Board of Commissioners hires the Executive Director (ED) to run the agency on a day-to-day basis. The ED is CEO and is responsible for hiring and firing all personnel. Reporting directly to the ED are the Housing Managers, the Accounting Clerk, the Clerk/Receptionist, the Maintenance Supervisor, the Modernization Inspector/Coordinator, the Residential Coordinator, and the NHA Security Personnel. The Maintenance Supervisor supervises maintenance and Maintenance Personnel. The agency has an organizational chain of command and an open door policy for resident access.

### **B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	268	100
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

### **C. Management and Maintenance Policies**

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

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

1. Admissions & Continued Occupancy Policy
2. Personnel Policy
3. Procurement Policy
4. Maintenance Policy
5. Schedule of Tenant Charges
6. Asset Disposition Policy
7. Vehicle Towing & Registration Policy
8. Pest Infestation Prevention: Lease requires resident to make reasonable efforts to control pest such as roaches and to cooperate with the Landlord's roach control efforts through inspections and roach control treatments.
9. Community Service Policy

(2) Section 8 Management: (list below)

Not Applicable to the Newport Housing Authority.

## **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.

The NHA is a high performing PHA. An answer is not required, but given anyway.

### **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 E - Page 47

-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 Attachment F - Page 48
  - or-
  - The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

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

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

- 1. Development name:
- 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.)

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>
1a. Development name: 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)

- Part of the development  
 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.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)	

Activities pursuant to HUD-approved Conversion Plan underway

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

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

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

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

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

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

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

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

2. Activity Description

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

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

**B. Section 8 Tenant Based Assistance**

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

2. Program Description:

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 (l)]

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

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

1. Cooperative agreements:

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

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

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

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

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

**(1) General**

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

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. )

<b>Services and Programs</b>				
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)
<i>Community/Senior Center Facility Provided by Crowley’s Ridge Development Council (CRDC) Meals on Wheels (MOW) and Congregate Meals Program: Elderly Public Housing Residents</i>	15	<i>Specific Criteria</i>	<i>CRDC</i>	<i>Public Housing</i>

<i>Elderly Residents (MOW)</i>	95	<i>Specific Criteria</i>	<i>CRDC</i>	<i>Newport Residents</i>
<i>Elderly Lunches Served</i>	35	<i>Specific Criteria</i>	<i>CRDC</i>	<i>Newport Residents</i>
<i>Elderly Lunches Served (MOW)</i>	30	<i>Specific Criteria</i>	<i>CRDC</i>	<i>Tuckerman Resid.</i>
<i>Elderly Lunches Served</i>	30	<i>Specific Criteria</i>	<i>CRDC</i>	<i>Tuckerman Resid.</i>
Residential Initiatives Coordinator (RIC) Program Provides the Following Resident Services:				
Elderly Resident Transportation	50	Specific Criteria	RIC Office	Public Housing
Education Programs Transport	10	Specific Criteria	RIC Office	Public Housing
Resident Activities	40	Specific Criteria	RIC Office	Public Housing
Youth Activities	60	Specific Criteria	RIC Office	Public Housing
Financial Education	40	Specific Criteria	RIC Office	Public Housing
Household Management	40	Specific Criteria	RIC Office	Public Housing
Girl Scout Troop Leader	12	Specific Criteria	RIC Office	Public Housing
NHA Newsletter	264	Specific Criteria	RIC Office	Public Housing
Resident Association Meetings	264	Specific Criteria	RIC Office	Public Housing
Commodities Distribution	25	Specific Criteria	RIC Office	Public Housing
Youth Drug Awareness Program	60	Specific Criteria	RIC Office	Public Housing
Graduating Seniors Scholarships	2	Specific Criteria	RIC Office	Public Housing
Referral of Residents to Local Financial Assistance Programs	60	Specific Criteria	PHA Main Office	Public Housing

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

a. Participation Description

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

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

### C. Welfare Benefit Reductions

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

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

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

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

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

3. Which developments are most affected? (list below)  
AR028-1 & AR028-4

**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)  
Newport Police Department (NPD) Officer allowed to reside rent-free at 801 Garfield (AR028-1) and the NPD/NHA Security Officer is residing rent-free at 1162 Hout Drive (AR028-4) in exchange for patrolling all sites.

2. Which developments are most affected? (list below)  
AR028-1 & AR028-4

**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)  
AR028-1 & AR028-4

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

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

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

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**NEWPORT HOUSING AUTHORITY PET POLICY**

**A. EXCLUSIONS**

This policy does not apply to animals that are used to assist persons with disabilities. Assistive animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe and sanitary manner and to refrain from disturbing their neighbors.

**B. PETS IN SENIOR OR FAMILY BUILDINGS**

The Newport Housing Authority will allow for pet ownership.

C. APPROVAL

Residents must have the prior approval of the Housing Authority before moving a pet into their unit. Residents must request approval on the Authorization for Pet Ownership Form that must be fully completed before the Housing Authority will approve the request.

D. TYPES AND NUMBER OF PETS

The Newport Housing Authority will allow only one domesticated dog, cat, bird or fish in aquarium in units. All dogs and cats must be neutered or spayed.

Only one (1) pet per unit is allowed

Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.

E. INNOCULATIONS

In order to be registered, pets must be appropriately inoculated against rabies and other conditions prescribed by local ordinance.

F. PET DEPOSIT

A pet deposit of \$150.00 is required at the time of registering a pet. The deposit is refundable when the pet or the family vacates the unit, less any amounts owed due to damage beyond normal wear and tear.

G. FINANCIAL OBLIGATIONS OF RESIDENTS

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the

financial responsibility of the pet owner and the Newport Housing Authority reserves the right to exterminate and charge the resident.

H. NUISANCE OR THREAT TO HEALTH OR SAFETY

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas.

Repeated substantiated complaints by neighbors or Housing Authority personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste or other nuisance will result in the owner having to remove the pet or move himself/herself.

I. DESIGNATION OF PET AREAS

Pets must be kept in the owner's apartment or on a leash at all times when outside (no outdoor cages may be constructed). Pets will be allowed only in designated areas on the grounds of the projects. Pet owners must clean up after their pets and are responsible for disposing of pet waste.

J. VISITING PETS

Visiting pets will not be allowed.

K. REMOVAL OF PETS

The Newport Housing Authority, or appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? 1
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD? The only finding was a lack of segregation of duties per SAS 112. The NHA does not have enough personnel to fully eliminate this finding.  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

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

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- Provided below:

The Residential Advisory Board suggested the PHA enhance its outreach programs centered on community involvement for cleaner and safer neighborhoods, crime prevention, and meaningful activities centered on developing pride in family and community. The PHA reported that our agency has a solid Residential Initiatives Coordinator Program, Girl Scouts Program, training classes in family dynamics and parenting classes for single parent families, programs for senior citizens whereas they visit historical sites of Arkansas and programs for individuals with disabilities whereas transportation is provided to medical appointments and periodic shopping ventures. The PHA maintains a solid foundation and is driven toward placing emphasis on excellent quality of life initiatives for all residents.

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: State of Arkansas

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

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

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

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

The Newport Housing Authority will consider the following to be changes in its Agency Plan necessary and sufficient to require a full review by the Resident Advisory Board before a corresponding change in the Agency Plan can be adopted:

- A.** Any alteration of the PHA's Mission Statement
- B.** Any Change or amendment to a stated Strategic Goal.
- C.** Any Change or amendment to a stated Strategic Objective except in a case where the change results from the objective having been met.
- D.** Any introduction of a new Strategic Goal or a new Strategic Objective.
- E.** Any alteration in the Capital Fund Program (CFP) that affects and expenditure greater than twenty percent (20%) of the CFP Annual Budget for that year.

In defining the above, the Newport Housing Authority intends by "Strategic Goal" and "Strategic Objective" specifically those items in its Five Year Plan and any change in the above items will be considered a "substantial deviation" from the plan.

- 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 Program.
- 3.** Additions of new activities not included in any PHDEP Plan.
- 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.

- 5.** PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

The PHA met all of the goals and objectives established in the previous 5-Year Plan for the period FY 2001-2005.

## **Attachments**

### ATTACHMENT (A)

#### Admissions Policy for Deconcentration:

It is the Newport Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The PHA will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered towards lower income developments and higher income residents will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments and the income levels of families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentive to implement.

### ATTACHMENT (B)

#### Membership of the Resident Advisory Board:

Minnie Burton - President  
1207 Hines Street  
Newport, AR 72112  
(870) 523-2258

Maxine Robinson – Vice President  
1330 Hines Street  
Newport, AR 72112  
(870) 523-6997

Deborah Price - Secretary  
1034 Hout Drive  
Newport, AR 72112  
(870) 217-0709

Vacant - Treasurer

ATTACHMENT (C)

The PHA governing board includes at least one member who is directly assisted by the PHA this year.

Name of resident member on the governing board:

Charlene Heatherly – Commissioner  
1203 Hines Street  
Newport, AR 72112  
(870) 523-6524

The resident board member was elected. The term of appointment is 5 years to expire 5/2011.

The date of next term expiration of a governing board member is 05/01/2009

Name and title of appointing official for governing board:

Leroy Mansko, Jr., Chairman Board of Commissioners  
Term Expires 05/2009

ATTACHMENT (D)

**Community Service Description of Implementation**

All new applicants for housing and current residents eighteen (18) years of age and older are advised of the requirement of the Quality Housing and Work Responsibility Act of 1998 that requires them to complete eight (8) hours of community service per month if they do not meet one of the community service exemptions. Residents are given a list of Eligible Community Service Activities and Eligible Self-Sufficiency Activities and are required to submit their community service hours worked prior to their annual reexamination. Residents who have not met the community service requirement for the prior year are required to sign a Compliance Agreement acknowledging that they agree to complete all deficient service hours over the next twelve (12) month period.

ATTACHMENT (E)

Capital Fund Programs Annual Statements/Performance and Evaluation Reports for Newport Housing Authority (AR028):

See Separately Attached MS Excel Files:

ar028e01-P & E Report 2005 CFP Grant Rev. 13 - (Excel) – 2008.07.18(Final)  
ar028e01-P & E Report 2006 CFP Grant Rev. 8 – (Excel) – 2009.06.01  
ar028e01-P & E Report 2007 CFP Grant Rev. 5 – (Excel) – 2009.06.10  
ar028e01-P & E Report 2008 CFP Grant Rev. 0 – (Excel) – 2009.06.11



## ATTACHMENT (F)

### Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
AR028-All	PHA Wide	2	0.7%
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
1408.1	Residential Initiatives Coordinator	80,000	07/2006
1408.2	CFP Administrative Clerk	50,000	07/2006
1408.3	Security-Police	100,000	07/2007
1408.4	Administrative Staff Training	15,000	07/2006
1408.5	Maintenance Staff Training	5,000	07/2006
1408.6	Consultant Fees – Technical Support	10,000	07/2006
1410.1	Executive Director	50,000	07/2009
1410.2	Modernization Coordinator / Inspector	100,000	07/2006
1430.1	Architect/Engineering	100,000	07/2006
1430.2	Consultant Fees	20,000	07/2006
1450	Site Improvement –Repair Damaged Sidewalks, Curbs & Streets	120,000	07/2006
1450	Site Improvement – Remove and Prune Trees	40,000	07/2006
1450	Landscaping (Dirt) Around All Buildings to Eliminate Erosion	10,000	07/2007
1450	Procure Materials for Maintaining Natural Gas Piping System	10,000	07/2007
1450	Replace Damaged Road Signs	5,000	07/2008
1450	Remove Rust/Prime/Paint Steel Security Fences	20,000	07/2010
1450	Repaint Handicap Parking Symbols & Replace Signs to Meet ADA Requirements	15,300	07/2009
1460	Procure Central Heater/AC Filters	5,000	07/2007
1460	Procure Poison to Eliminate Insect Infestations	5,000	07/2007
1460	Replace/Repair Central Heater/AC Units	15,000	07/2007

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
AR028-All	PHA Wide	2	0.7%
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
1460	Replace/Repair Water Heaters	20,000	07/2007
1460	Replace/Repair Inoperable Windows	50,000	07/2007
1460	Replace Repair Window Blinds	20,000	07/2007
1460	Replace/Repair Damaged Floor Tile	10,000	07/2007
1460	Replace/Repair Exterior Doors & Screen/Storm Doors	5,000	07/2007
1460	Replace/Repair Interior Doors	30,000	07/2007
1460	Replace/Repair Electrical Devices	5,000	07/2007
1460	Replace/Repair Bathroom Heaters	3,000	07/2007
1460	Replace/Repair Range Vent Hoods	4,000	07/2007
1460	Replace Inoperable Smoke Detectors	3,000	07/2007
1460	Procure Materials for Vacancy Make-Ready's	26,000	07/2007
1460	Procure Plumbing Repair Parts	15,000	07/2007
1460	Procure Materials to Repair Roofs	1,000	07/2008
1460	Replace Incandescent Lamps with CFL Lamps at all Sites - Materials	36,000	07/2009
1460	Replace Incandescent Lamps with CFL Lamps at all Sites – Labor	15,000	07/2009
1460	Insect/Pest Elimination – Contract Costs	16,000	07/2010
1460	Vacancy Make-Ready's (Painting & Cleaning Units) – Contract Costs	40,000	07/2010
1465	Replace/Repair Refrigerators	40,000	07/2007
1465	Replace/Repair Gas Ranges (28-1 & 28-4)	15,000	07/2007
1465	Replace/Repair Electric Ranges (28-2, 28-3, & 28-4)	12,000	07/2007
1465	Procure Toilet Plungers for All Units	2,000	07/2008
1470	Install Storage Cabinets at NHA Main Office	5,000	07/2008
1475	Replace 1997 Maintenance Service Truck & Tommy Lift	25,000	07/2007
1475	Replace 2000 R.I.C. Van	30,000	07/2009
1475	Replace 2000 Maintenance Supervisor Truck	25,000	07/2009
1475	Replace 2002 Executive Director Vehicle	30,000	07/2010
1475	Procure/Repair Vehicles & Accessories	15,000	07/2007
1475	Landscaping Equipment Procurement, Parts, & Repair	40,000	07/2007

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
AR028-All	PHA Wide	2	0.7%	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
1475	Procure Maintenance Tools & Equipment	20,000	07/2007	
1475	Procure Office Equipment, Furniture, & Supplies	20,000	07/2007	
1475	Replace 2 Each Office Computers and 1 Each Office Printer	9,000	07/2007	
1475	Replace Computers at Main Office as Needed	20,000	07/2009	
1475	Procure New Printers as Needed	5,000	07/2009	
1475	Replace Office Copier at 28-4 Main Office	8,000	07/2007	
1475	Replace R.I.C. Office Copier	8,000	07/2010	
1475	Upgrade Office Computer Software As Needed	20,000	07/2010	
1475	Maintenance & Repairs of 28-All Security Systems	2,000	07/2007	
1475	Replace Main Office Telephone Network	15,000	07/2010	
<b>Total estimated cost over next 5 years</b>			<b>1,440,300</b>	

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
AR028-01	White River Apartments	0	0	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
1450	Replace Chain Link Fence with Steel Security Fence Behind 900 Garfield and Between Garfield and Calhoun Circle (670 LF)		67,000	07/2008
1450	Replace/Repair Chain Link Fences		5,000	07/2007
1450	Install Isolation Valves on Ashley/Lacy Drive Water System – 3 Each		10,500	07/2007
1450	Clean and Paint Existing Steel Security Fence		5,000	07/2008
1450	Repair Steel Security Fences as Required		20,000	07/2010
1450	Replace Clothes Lines and Eye Bolts at 98 Units		20,000	07/2008
1450	Landscaping (Dirt) Around All Buildings to Eliminate Erosion		5,000	07/2007
1450	Install Additional Off-street parking on Ashley Drive		160,000	07/2010
1460	Replace Kitchen Faucets		20,000	07/2008
1460	Replace Lavatory Faucets		10,000	07/2008
1460	Replace Medicine Cabinets (98 Units)		20,000	07/2008
1460	Replace Front Screen Doors and Brick Molding (98 Units)		34,300	07/2010
1460	Replace Rear Screen Doors and Brick Molding (98 Units)		34,300	07/2010
1460	Replace Front Entry Doors (98 Units)		68,600	07/2010
1460	Replace Rear Entry Doors (98 Units)		68,600	07/2010
1460	Replace Bathtub Drain Assemblies		20,000	07/2008
1460	Replace Mail Boxes at 98 Units		7,500	07/2007
1460	Clean Window A/C Units (100 Each)		7,500	07/2007
1460	Clean A/C Condensing Units (5 Each)		400	07/2007
1460	Replace Outside Hose Bibs		20,000	07/2008
1460	Replace Shingles on Roofs		50,000	07/2007
1460	Replace Roof & Vented Ridges at 3 Buildings or 6 Units		18,000	07/2007
1460	Replace Vented Ridges Only at 8 Buildings or 16 Units		16,000	07/2007
1460	Replace Shingles and Install Vented Ridges at 14 Buildings or 28 Units		63,000	07/2009
1460	Install Vented Ridges at 18 Buildings or 36 Units		14,400	07/2009
1460	Complete Renovation of 233 Calhoun Circle		15,000	07/2007

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
AR028-01	White River Apartments	0	0	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
1460	Replace Shingles on Roofs at 15 Buildings		52,500	07/2009
1460	Install Vented Ridges on 27 Buildings		13,500	07/2009
1460	Install Central HVAC Units and New Ductwork (14 Each 1 BR Units)		105,000	07/2010
1460	Install Central HVAC Units and New Ductwork (30 Each 2 BR Units)		225,000	07/2010
1460	Install Central HVAC Units and New Ductwork (50 Each 3 BR Units)		375,000	07/2010
1460	Install Central HVAC Units and New Ductwork (4 Each 4 BR Units)		30,000	07/2004
1460	Replace Kitchen Cabinets, Laminates, Etc. (14 Each 1 BR Units)		63,000	07/2010
1460	Replace Kitchen Cabinets, Laminates, Etc. (30 Each 2 BR Units)		135,000	07/2010
1460	Replace Kitchen Cabinets, Laminates, Etc. (50 Each 3 BR Units)		225,000	07/2010
1460	Replace Kitchen Cabinets, Laminates, Etc. (4 Each 4 BR Units)		14,800	07/2009
1460	Replace Windows (14 Each 1 BR Units) – 112 Windows		56,000	07/2010
1460	Replace Windows (30 Each 2 BR Units) – 330 Windows		165,000	07/2010
1460	Replace Windows (50 Each 3 BR Units) – 600 Windows		300,000	07/2010
1460	Replace Windows (4 Each 4 BR Units) – 64 Windows		32,000	07/2010
1460	Clean Dryer Vent Pipes, Install New Dryer Vents and Stainless Steel Dryer Vent Guards (98 Each Units)		19,600	07/2010
1460	Replace Deteriorated Siding as Needed		20,000	07/2010
1465	Replace/Repair Gas Ranges		10,000	07/2007
1470	Install Pavilion and Picnic Tables at Playground on Calhoun Circle		25,000	07/2009
1470	Replace Outside Hose Bibs at 600 Garfield-M&M Building		600	07/2007
1470	Sand/Prime/Paint or Replace Storage Room Doors		60,000	07/2009
1470	Install Significant Sign to Meet New Proposed PHAS Requirement		5,000	07/2010
1470	Install Playground Equipment at Calhoun Circle		100,000	07/2010
<b>Total estimated cost over next 5 years</b>			<b>2,812,100</b>	

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
AR028-02	Hillside Homes	0	0%
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
1450	Replace Clothes Lines and Eye Bolts at 30 Units	6,000	07/2008
1450	Landscaping (Dirt) Around All Buildings to Eliminate Erosion	5,000	07/2007
1450	Clean and Paint Handrail Behind 1316/1318 Hines	1,000	07/2007
1450	Erect Retaining Wall Behind 1330-1334 Hines to Prevent Erosion	13,500	07/2008
1460	Replace Mail Boxes at 30 Units	4,500	07/2007
1460	Replace Shower Curtain Rod & Brackets at 30 Units	4,500	07/2007
1460	Replace Shingles on Roofs	5,000	07/2008
1460	Replace Flat Roofs with Pitched Roofs at 4 Buildings or 8 Units	100,000	07/2009
1460	Replace Interior Electrical Circuit Panels at 30 Units	22,500	07/2008
1460	Remove & Replace Deteriorated Gutters at 30 Units	9,000	07/2007
1460	Replace Front Entry Doors (30 Each)	19,500	07/2008
1460	Clean A/C Condensing Units (30 Each)	2,250	07/2007
1460	Replace Windows (30 Units) – Total of 104 Each	52,000	07/2009
1460	Replace Kitchen Cabinets, Laminates, Sinks, etc. (30 Units)	120,000	07/2009
1460	Replace Roofs and Install Vented Ridges at 2 Buildings or 4 Units	7,000	07/2009
1460	Replace Back Storm Doors at 4 Units (Lester & Calhoun)	1,600	07/2010
1460	Install New Dryer Vents and Stainless Steel Dryer Vent Guards (30 Units)	4,500	07/2010
1460	Replace Medicine Cabinets (30 Units)	6,000	07/2010
1465	Replace/Repair Electric Ranges	5,000	07/2007
1470	Install Two Gazebos	20,000	07/2007
1470	Replace Deteriorated Benches with Steel and Plastic Benches	9,000	07/2007
1470	Clean and Paint Exterior and Brick Wall at M&M Building	3,000	07/2007
1470	Install Significant Sign to Meet New Proposed PHAS Requirement	5,000	07/2010
1485	Removal of Slab at 919/921 Garfield	3,000	07/2008
<b>Total estimated cost over next 5 years</b>		<b>428,850</b>	

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
AR028-03	Newport Housing Authority	0	0%
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
1450	Landscaping (Dirt) Around All Buildings to Eliminate Erosion	5,000	07/2007
1460	Repair Cracked Brick Wall at 802 Garfield	5,000	07/2008
1460	Repair Damaged Spalding at 806/808 Garfield	1,000	07/2008
1460	Install Handicap Toilets, Supply Lines, and Stop Valves at 16 Units	5,400	07/2007
1460	Replace Shingles on Roofs	10,000	07/2007
1460	Replace Back Doors at 17 Units	11,050	07/2008
1460	Replace Front Entry Doors at 18 Units	11,050	07/2008
1460	Replace Mail Boxes at 18 Units	1,350	07/2007
1460	Replace Shower Curtain Rod & Brackets at 18 Units	2,700	07/2007
1460	Clean A/C Condensing Units (18 Each)	1,350	07/2007
1460	Replace Clothes Lines and Eye Bolts at 18 Units	3,600	07/2008
1460	Remove & Replace Deteriorated Gutters at 18 Units	3,600	07/2007
1460	Replace Windows (18 Units) – Total of 159 Each	79,500	07/2009
1460	Replace Fixed Window by Front Entry Door – Total of 9 Each	4,500	07/2010
1460	Replace Window by Front Entry Door – Total of 9 Each	4,500	07/2010
1460	Replace Kitchen Cabinets, Laminates, Sinks, etc. (17 Units)	85,000	07/2009
1460	Install New Dryer Vents and Stainless Steel Dryer Vent Guards (18 Units)	2,700	07/2010
1460	Replace Medicine Cabinets (17 Units)	3,400	07/2010
1465	Replace/Repair Electric Ranges	2,000	07/2007
1470	Install Significant Sign to Meet New Proposed PHAS Requirement	5,000	07/2010
<b>Total estimated cost over next 5 years</b>			<b>247,700</b>

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
AR028-04	Newport Housing Authority	2	0.7%
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
1440	Procurement of Three Lots Adjacent to 28-4	7,500	07/2008
1450	Clean and Paint Existing Steel Security Fence	10,000	07/2009
1450	Replace Clothes Lines & Eye Bolts at 120 Units	24,000	07/2008
1460	Replace Kitchen Lights & Repair Sheetrock Around Light	17,700	07/2007
1460	Replace Shower Curtain Rod & Brackets in Elderly Apartments	4,500	07/2007
1460	Clean Window A/C Units (123 Each)	9,225	07/2007
1460	Clean A/C Condensing Units (14 Each)	1,050	07/2007
1460	Replace Shingles on Roofs and Install Vented Ridges	50,000	07/2007
1460	Replace 66 Storage Room Doors with Metal Doors	39,600	07/2007
1460	Replace 40 Each Exterior Wooden Back Doors with Metal Doors	24,000	07/2007
1460	Replace/Clean Carpet in Elderly/HC Units	15,000	07/2007
1460	Replace Deteriorated Siding on 4 Bedroom Units (6 Each)	24,000	07/2008
1460	Replace Window A/C Units in Elderly/HC Units (28 Each)	16,800	07/2007
1460	Replace LR Wall Heaters & Repair Sheetrock (48 Units)	96,000	07/2009
1460	Install Central HVAC Units and New Ductwork (38 Each 1 BR Units)	285,000	07/2010
1460	Install Central HVAC Units and New Ductwork (40 Each 2 BR Units)	300,000	07/2010
1460	Install Central HVAC Units and New Ductwork (22 Each 3 BR Units)	165,000	07/2010
1460	Install Central HVAC Units and New Ductwork (6 Each 4 BR Units)	45,000	07/2006
1460	Replace Kitchen Cabinets, Laminates, Etc. (9 Each 0 BR Units)	40,500	07/2010
1460	Replace Kitchen Cabinets, Laminates, Etc. (38 Each 1 BR Units)	171,000	07/2010
1460	Replace Kitchen Cabinets, Laminates, Etc. (42 Each 2 BR Units)	189,000	07/2010
1460	Replace Kitchen Cabinets, Laminates, Etc. (21 Each 3 BR Units)	94,500	07/2010
1460	Replace Kitchen Cabinets, Laminates, Etc. (6 Each 4 BR Units)	27,000	07/2009
1460	Replace Front Screen Doors and Brick Molding (118 Units)	41,300	07/2010
1460	Replace Rear Screen Doors and Brick Molding (118 Units)	41,300	07/2010
1460	Install New Dryer Vents and Stainless Steel Dryer Vent Guards (118 Units)	17,700	07/2010
1460	Replace Deteriorated Siding as Needed	20,000	07/2010
1460	Replace Medicine Cabinets (118 Units)	23,600	07/2010

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
AR028-04	Newport Housing Authority	2	0.7%	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
1465	Replace/Repair Electric Ranges		5,000	07/2007
1465	Replace/Repair Gas Ranges		5,000	07/2007
1470	Install Stainless Steel Security Screens at Main Office		5,400	07/2007
1470	Non-dwelling Structures Repairs		10,000	07/2010
1470	Replace Community Center Entry Door and Adjacent Windows		1,000	07/2007
1470	Replace Community Center Computer Lab Entry Door		1,100	07/2010
1470	Renovate Community/Senior Center Men's & Women's Restrooms		10,000	07/2010
1470	Install Steel Security Fence Between Community Center & Senior Center		5,000	07/2010
1470	Install Playground Equipment		100,000	07/2010
1470	Install Significant Sign to Meet New Proposed PHAS Requirement		5,000	07/2010
1475	Replace Main Office Telephone Network		10,000	07/2010
<b>Total estimated cost over next 5 years</b>			<b>1,957,775</b>	

The completion of the improvements listed above is contingent upon the actual contractor bid estimate received to complete the work and the funds available. Improvements for which funds are insufficient will be postponed until a later fiscal year.

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: City of Newport Housing Authority	Grant Type and Number Capital Fund Program Grant No: AR37P02850105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005 ZF
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 13)

Performance and Evaluation Report for Period Ending: X - Final Performance and Evaluation Report

Funds Obligated and Expended through 07/18/2008

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0.00	87,350.00	87,350.00	87,350.00
3	1408 Management Improvements Soft Costs	86,807.40	40,191.64	40,191.64	40,191.64
	Management Improvements Hard Costs				
4	1410 Administration	43,403.70	43,422.07	43,422.07	43,422.07
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,550.00	18,217.50	18,217.50	18,217.50
8	1440 Site Acquisition				
9	1450 Site Improvement	105,000.00	4,301.80	4,301.80	4,301.80
10	1460 Dwelling Structures	107,534.90	175,370.54	175,370.54	175,370.54
11	1465 Dwelling Equipment—Nonexpendable	20,000.00	20,089.58	20,089.58	20,089.58
12	1470 Nondwelling Structures	1,500.00	9,123.94	9,123.94	9,123.94
13	1475 Nondwelling Equipment	42,000.00	37,228.93	37,228.93	37,228.93
14	1485 Demolition	0.00	1,500.00	1,500.00	1,500.00
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				

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: City of Newport Housing Authority	Grant Type and Number Capital Fund Program Grant No: AR37P02850105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005 ZF
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 13)

Performance and Evaluation Report for Period Ending: X - Final Performance and Evaluation Report

Funds Obligated and Expended through 07/18/2008

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 — 20)	436,796.00	436,796.00	436,796.00	436,796.00
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	24,764.40	2,650.76	2,650.76	2,650.76
25	Amount of Line 21 related to Security—Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages Newport Housing Authority 2005 Capital Fund Program / Rev. 13 / 06-30-2005**

PHA Name: City of Newport Housing Authority		Grant Type and Number			Federal FY of Grant: 2005 ZF			
		Capital Fund Program Grant No: AR37P02850105			** Funds Obligated & Expended Through			
		Replacement Housing Factor Grant No:			07/18/08			
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	
HA-Wide	Operations	1406		0.00	87,350.00	87,350.00	87,350.00	Completed 08-01-07
AR028-All	Residential Initiatives Coordinator	1408.1		18,000.00	18,095.51	18,095.51	18,095.51	Completed 02-25-08
HA-Wide	CFP Administrative Clerk	1408.2		34,043.00	11,971.25	11,971.25	11,971.25	Started 11-06-06
HA-Wide	Security – Police	1408.3		24,764.40	2,650.76	2,650.76	2,650.76	Started 01-03-08
HA-Wide	Admin Staff Training	1408.4		5,000.00	4,724.48	4,724.48	4,724.48	Started 01-12-07
HA-Wide	Maintenance Staff Training	1408.5		5,000.00	972.00	972.00	972.00	Started 09-06-07
HA-Wide	Consultant Fees-Technical Support	1408.6		0.00	1,777.64	1,777.64	1,777.64	Completed 03-05-08
HA-Wide	Executive Director	1410.1		13,403.70	20,434.99	20,434.99	20,434.99	Completed 05-21-07
HA-Wide	MOD Coordinator/Inspector	1410.2		30,000.00	22,987.08	22,987.08	22,987.08	Completed 03-05-07
HA-Wide	Audit Fee	1411		0.00	0.00	0.00	0.00	
HA-Wide	Architect/Engineering	1430.1		30,000.00	16,867.50	16,867.50	16,867.50	Started 02-09-07 Completed 04-09-08
HA-Wide	Consultant Fees	1430.2		550.00	1,350.00	1,350.00	1,350.00	Completed 03-12-08
AR028-All	Remove & Prune Trees	1450		10,000.00	0.00	0.00	0.00	Postponed
AR028-All	Landscaping (Dirt) Around Dwellings	1450	1 LS	0.00	120.00	120.00	120.00	Started 09-15-07 Completed
AR028-1	Install Steel Security Fence (670 LF)	1450		55,000.00	0.00	0.00	0.00	Postponed
AR028-1	Repair Various Chain Link Fences	1450	1 LS	0.00	0.00	0.00	0.00	Postponed
AR028-1	Replace Damaged Water Shut-off Covers	1450		0.00	0.00	0.00	0.00	Postponed
AR028-4	Repair Class 2 Leak at 1146/1148 Hout Circle Natural Gas Riser	1450	1 LS	0.00	1,700.00	1,700.00	1,700.00	Completed 01-22-07

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages Newport Housing Authority 2005 Capital Fund Program / Rev. 13 / 06-30-2005**

PHA Name: City of Newport Housing Authority		Grant Type and Number				Federal FY of Grant: 2005 ZF		
		Capital Fund Program Grant No: AR37P02850105				** Funds Obligated & Expended Through		
		Replacement Housing Factor Grant No:				07/18/08		
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	
AR028-4	Replace 1-1/4" Natural Gas Valves at Risers at 1806/1808 Daugherty & 1025/1027 HC	1450	2 EA	0.00	400.00	400.00	400.00	Completed 01-23-07
AR028-1	Repair Natural Gas Piping Cathodic Protection System on Calhoun Circle	1450	1 LS	0.00	1,991.30	1,991.30	1,991.30	Started 12-22-06 Completed 03-07-07
AR028-All	Replace Sidewalks, Curbs, & Streets	1450		40,000.00	0.00	0.00	0.00	Postponed
AR028-All	Procure Materials for Painting Exposed Natural Gas Pipes	1450	1 LS	0.00	90.50	90.50	90.50	Started 10-16-07 Completed
AR028-3	Install Handicap Toilets in Elderly/HC Units	1460	16 EA	0.00	6,000.00	6,000.00	6,000.00	Completed 02-09-07
AR028-3	Replace Toilet Flanges Garfield Street	1460		500.00	300.00	300.00	300.00	Completed 02-09-07
AR028-All	Procure Plumbing Fixtures & Repair Parts	1460		0.00	1,601.76	1,601.76	1,601.76	Started 01-26-07 Completed 01-07-08
AR028-All	Procure Plumbing Repair Parts	1460		0.00	3,227.15	3,227.15	3,227.15	Started 01-17-07 Completed 03-10-08
AR028-1&4	Replace/Repair Window A/C Units	1460		0.00	3,503.27	3,503.27	3,503.27	Started 04-02-07 Completed
AR028-2&3	Replace/Repair Central HVAC Units	1460		0.00	3,044.26	3,044.26	3,044.26	Started 02-28-07
AR028-All	Procure Central HVAC Air Filters	1460		0.00	818.33	818.33	818.33	Started 01-09-07
AR028-All	Replace Defective Circuit Breakers	1460	1 LS	0.00	708.91	708.91	708.91	Completed 09-18-07
AR028-All	Replace/Repair Electrical Devices	1460	1 LS	0.00	224.11	224.11	224.11	Started 10-31-07

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages Newport Housing Authority 2005 Capital Fund Program / Rev. 13 / 06-30-2005**

PHA Name: City of Newport Housing Authority		Grant Type and Number Capital Fund Program Grant No: AR37P02850105 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005 ZF</b> <b>** Funds Obligated &amp; Expended Through</b> <b>07/18/08</b>		
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	
AR028-All	Clean 28-1 & 28-4 Window A/C Units (223 Each) and 28-1,2,3,&4 Condensing Units (71 Each) - Crawford Builders, Inc. Contract # AR028001,2,3,&4-2007-01	1460	294 Each	0.00	9,702.00	9,702.00	9,702.00	Completed 05-14-07
AR028-1,2,&3	Replace Mail Boxes at 28-1 (98 Each), 28-2 (30 Each), & 28-3 (18 Each)	1460	146 EA	0.00	11,000.00	11,000.00	11,000.00	Started 08-13-07
AR028-1 C.B. Items A01-A16	Removal and Replacement of Shingles and/or Ridge Vents at 109/111, 121/123 Lacy Drive, 130/128, 110/108, 125/127, 129/131, 137/139, 145/147 Ashley Drive, 809/813, 900/904, 1008/1012 Garfield, 235/237, 232/234, 226/224, 218/216, & 210/208 Calhoun Circle	1460	16 Bldgs.	0.00	2,558.10	2,558.10	2,558.10	Completed 10-31-2006 10% Retainage of A01-A16 on 2004 CFP
AR028-3 C.B. Items B01&B02	Removal and Replacement of Shingles on 814/816 & 826/828 Garfield	1460	2 Bldgs.	0.00	576.80	576.80	576.80	Completed 10-21-2006 10% Retainage of B01&B02 on 2004 CFP

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages Newport Housing Authority 2005 Capital Fund Program / Rev. 13 / 06-30-2005**

PHA Name: City of Newport Housing Authority		Grant Type and Number				Federal FY of Grant: 2005 ZF		
		Capital Fund Program Grant No: AR37P02850105				** Funds Obligated & Expended Through		
		Replacement Housing Factor Grant No:				07/18/08		
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	
AR028-4 C.B. Items C01-C28	Removal and Replacement of Shingles on 1012/1014, 1016, 1102/1104 State, 1702/1704, 1706/1708, 1714, 1802/1804 Daugherty, 1155, 1047/1045, 977/975/973/971, 1038/1040/1042/1044, 1030/1032/1034/1036, Hout Drive, 1153/1151, 1144/1142, 1143/1141, 1027/1025/1023/1021, 1132/1130, 956/954, 952/950, 944/942, 936/934, 928/926 Hout Circle, 1051/1053 Hout Lane, 1054 Hout Lane/965 Hout Court, 970, 968/966, 964/962, & 960/958 Hout Court	1460	28 Bldgs.	0.00	9,270.00	9,270.00	9,270.00	Completed 11-14-2006 10% Retainage of C01-C28 on 2004 CFP
AR028-1 CB CO # 1	Replace Roof Vent at 121/123 Ashley Drive Added per Change Order # 1	1460	1 Bldg	0.00	216.00	216.00	216.00	Completed 11-16-06 90% of A17
AR028-1 CB CO # 1	Replace Roof Vent at 121/123 Ashley Drive Added per Change Order # 1	1460	1 Bldg	0.00	24.00	24.00	24.00	Completed 11-14-06 10% Retainage of A17
AR028-All CB CO # 1	Replace Deteriorated Decking per Contract Price of \$2.00 per LF - C.O. # 1	1460	271 LF	0.00	487.80	487.80	487.80	Completed 11-14-06 90% of N/A
AR028-All CB CO # 1	Replace Deteriorated Decking per Contract Price of \$2.00 per LF - C.O. # 1	1460	271 LF	0.00	54.20	54.20	54.20	Completed 11-14-06 10% Retainage of N/A
AR028-1 CB CO # 2	Replace Shingles on 117/119, 134/132 Ashley Drive and 231/233, 236/238 Calhoun Circle per Change Order # 2	1460	4 Bldgs.	0.00	12,573.00	12,573.00	12,573.00	Completed 12-30-06 90% of A19-A22

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages Newport Housing Authority 2005 Capital Fund Program / Rev. 13 / 06-30-2005**

PHA Name: City of Newport Housing Authority		Grant Type and Number				Federal FY of Grant: 2005 ZF		
		Capital Fund Program Grant No: AR37P02850105				** Funds Obligated & Expended Through		
		Replacement Housing Factor Grant No:				07/18/08		
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	
AR028-1 CB CO # 2	Replace Shingles on 117/119, 134/132 Ashley Drive and 231/233, 236/238 Calhoun Circle per Change Order # 2	1460	4 Bldgs.	0.00	1,397.00	1,397.00	1,397.00	Completed 12-30-06 10% Retainage of A19-A22
AR028-All	Replace Inoperable Smoke Detectors	1460	1 LS	0.00	532.53	532.53	532.53	Started 07-24-07 Completed
AR028-All	Replace/Repair Bathroom Heat Vent Lights	1460		0.00	702.25	702.25	702.25	Started 01-29-07 Completed 03-13-08
AR028-All	Replace/Repair Range Hoods	1460		0.00	639.00	639.00	639.00	Started 03-29-07 Completed 03-12-08
AR028-All	Replace/Repair Water Heaters	1460		8,000.00	5,284.30	5,284.30	5,284.30	Started 01-04-07 Completed
AR028-All	Replace/Repair Interior Doors	1460		0.00	4,718.08	4,718.08	4,718.08	
AR028-All	Replace/Repair Exterior Doors & Screen/Storm Doors	1460		0.00	1,671.74	1,671.74	1,671.74	Started 01-24-07
AR028-All	Procure Materials - Vacancy Make-Readys	1460		0.00	6,924.56	6,924.56	6,924.56	Completed 03-21-08
AR028-All	Procure Poison to Eliminate Insect Infestations	1460		0.00	2,382.06	2,382.06	2,382.06	Started 03-19-07
AR028-4	Replace/Clean Carpet in Elderly/HC Units	1460		5,000.00	3,327.43	3,327.43	3,327.43	Started 02-02-07
AR028-4	Remove Carpet / Replace Floor Tile at 968 Hout Court - Labor Only	1460	1 LS	0.00	1,343.00	1,343.00	1,343.00	Started 03-13-07 Completed 03-23-07
AR028-4	Remove Carpet / Replace Floor Tile at 968 Hout Court - Materials Only	1460	1 LS	0.00	1,240.00	1,240.00	1,240.00	Started 03-13-07 Completed 03-23-07

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages Newport Housing Authority 2005 Capital Fund Program / Rev. 13 / 06-30-2005**

PHA Name: City of Newport Housing Authority		Grant Type and Number				Federal FY of Grant: 2005 ZF		
		Capital Fund Program Grant No: AR37P02850105				** Funds Obligated & Expended Through		
		Replacement Housing Factor Grant No:				07/18/08		
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	
AR028-1	Repair Electrical Short at 113 Lacy Drive	1460	1 LS	0.00	60.00	60.00	60.00	Completed 06-18-07
AR028-1	Repair Damaged Sheetrock Throughout Apartment at 233 Calhoun Circle - Labor Only	1460	1 LS	0.00	1,990.00	1,990.00	1,990.00	Started 04-09-07 Completed 04-20-07
AR028-1	Repair Damaged Sheetrock Throughout Apartment at 233 Calhoun Circle - Materials	1460	1 LS	0.00	131.00	131.00	131.00	Started 04-12-07 Completed 04-17-07
AR028-1 RW C.O. # 2	Remove & Replace All Interior Door Units, Remove & Replace All Kitchen Cabinets, & Remove & Replace Tub Surround at 233 Calhoun Circle	1460	1 LS	0.00	8,785.00	8,785.00	8,785.00	Started 11-09-07
AR028-1 Verneal Crump	Extraordinary Painting and Cleaning of 233 Calhoun Circle	1460	1 LS	0.00	1,500.00	1,500.00	1,500.00	Started 02-22-08
AR028-1	Procure Materials for Modernization Work at 233 Calhoun Circle	1460	1 LS	0.00	80.90	80.90	80.90	Started 02-21-08
AR028-1 PFC	Remove & Replace Bathroom Floor Tile and 3 Tiles in Bedroom 2 at 233 Calhoun Circle	1460	1 LS	0.00	150.00	150.00	150.00	Started 03-03-08 Completed 03-12-08
AR028-4 RW C.O. # 3	Repair Vehicle Damage at 1141 Hout Circle	1460	1 LS	0.00	3,020.00	3,020.00	3,020.00	Started 02-07-08
AR028-4 PFC	Replace Kitchen & Bathroom Floor Tile at 1804 Daugherty	1460	1 LS	0.00	520.00	520.00	520.00	Started 03-12-08 Completed 03-27-08
AR028-All	Repair Sagging Ceilings	1460		10,000.00	0.00	0.00	0.00	Postponed
AR028-1&4	Replace/Repair Window Blinds	1460		25,034.90	6,082.00	6,082.00	6,082.00	Started 03-20-07

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages Newport Housing Authority 2005 Capital Fund Program / Rev. 13 / 06-30-2005**

PHA Name: City of Newport Housing Authority		Grant Type and Number				Federal FY of Grant: 2005 ZF		
		Capital Fund Program Grant No: AR37P02850105				** Funds Obligated & Expended Through		
		Replacement Housing Factor Grant No:				07/18/08		
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	
AR028-4	Replace 67 Each Storage Room Doors & 40 Each Intermediate Back Doors (2 BR)	1460	107 EA	59,000.00	57,000.00	57,000.00	57,000.00	Started 08-13-07
AR028-All	Replace/Repair Refrigerators	1465		20,000.00	16,366.86	16,366.86	16,366.86	Started 02-22-07 Completed
AR028-2,3&4	Replace/Repair Electric Ranges	1465		0.00	951.85	951.85	951.85	Completed
AR028-1&4	Replace/Repair Gas Ranges	1465		0.00	2,770.87	2,770.87	2,770.87	Started 01-29-07
AR028-1	Replace Outside Hose Bibs at 600 Garfield	1470	2 EA	0.00	300.00	300.00	300.00	Completed 02-09-07
AR028-1 CB CO # 1	Replace Shingles and Roof Vent at 600 Garfield (M&M) per Change Order # 1	1470	1 Bldg	0.00	3,583.80	3,583.80	3,583.80	Completed 11-16-06 90% of A18
AR028-1 CB CO # 1	Replace Shingles and Roof Vent at 600 Garfield (M&M) per Change Order # 1	1470	1 Bldg	0.00	398.20	398.20	398.20	Completed 11-16-06 10% Retainage of A18
AR028-All	Replace Incandescent Lamps at M&M Buildings with Energy Saving Lamps	1470	1 LS	0.00	113.70	113.70	113.70	Started 04-04-07
AR028-4	Replace Deterorated Carpet at 28-4 Main Office	1470	1 LS	0.00	1,683.41	1,683.41	1,683.41	Started 04-11-07 Completed 04-20-07
AR028-3	Install Lexan Cover Over Hole in Center of Gazebo (Materials Only)	1470	1 LS	0.00	44.83	44.83	44.83	Completed 07-17-07
AR028-2	Clean/Paint M&M Building at 1328 Hines	1470		1,500.00	3,000.00	3,000.00	3,000.00	Started 08-13-07
AR028-All	Procure/Repair Vehicles & Accessories	1475	1 EA	27,000.00	3,703.78	3,703.78	3,703.78	Started 02-28-07
	Maintenance &Repair of Security Systems	1475	1 LS	0.00	65.00	65.00	65.00	Started 03-06-08
AR028-All	Landscaping Equipment Procurement, Parts, & Repair	1475		15,000.00	11,726.61	11,726.61	11,726.61	Started 02-05-07

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages Newport Housing Authority 2005 Capital Fund Program / Rev. 13 / 06-30-2005**

PHA Name: City of Newport Housing Authority		Grant Type and Number Capital Fund Program Grant No: AR37P02850105 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005 ZF</b> <b>** Funds Obligated &amp; Expended Through</b> <b>07/18/08</b>			
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	
AR028-All	Procure Maintenance Tools & Equipment	1475		0.00	3,069.70	3,069.70	3,069.70	Started 01-23-07
AR028-All	Procure Office Computers, Equip., & Furn	1475		0.00	18,663.84	18,663.84	18,663.84	Started 01-12-07
AR028-2	Demolition of 919/921 Garfield	1485		0.00	1,500.00	1,500.00	1,500.00	Completed 06-19-07
				436,796.00	436,796.00	436,796.00	436,796.00	



## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: City of Newport Housing Authority	Grant Type and Number Capital Fund Program Grant No: AR37P02850106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006 ZG Funds O & E Through 06/01/2009
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X Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (Revision no: 8)  
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	0.00	85,305.00	85,305.00	85,305.00
3	1408 Management Improvements Soft Costs	78,000.00	53,433.54	53,433.54	44,490.12
	Management Improvements Hard Costs				
4	1410 Administration	41,428.50	29,496.19	29,496.19	15,951.03
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	32,000.00	21,245.90	21,245.90	21,245.90
8	1440 Site Acquisition	15,000.00	0.00	0.00	0.00
9	1450 Site Improvement	54,000.00	57,349.00	57,349.00	57,349.01
10	1460 Dwelling Structures	97,856.50	117,224.60	117,224.60	117,224.10
11	1465 Dwelling Equipment—Nonexpendable	26,000.00	6,092.78	6,092.78	6,092.78
12	1470 Nondwelling Structures	23,000.00	35,786.62	35,786.62	35,786.62
13	1475 Nondwelling Equipment	47,000.00	20,591.37	20,591.37	20,591.37
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				

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: City of Newport Housing Authority	Grant Type and Number Capital Fund Program Grant No: AR37P02850106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006 ZG Funds O & E Through 06/01/2009
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**X Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (Revision no: 8)**  
**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
21	Amount of Annual Grant: (sum of lines 2 — 20)	414,285.00	426,525.00	426,525.00	404,035.93
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	25,000.00	27,047.77	27,047.77	20,815.28
25	Amount of Line 21 related to Security—Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages Newport Housing Authority 2006 Capital Fund Program / Rev. 8 / 06-30-2006**

PHA Name: City of Newport Housing Authority		Grant Type and Number			Federal FY of Grant: <b>2006 ZG</b>			
		Capital Fund Program Grant No: AR37P02850106			<b>Funds Obligated &amp; Expended Through</b>			
		Replacement Housing Factor Grant No:			<b>06/01/2009</b>			
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	
HA-Wide	Operations	1406		0.00	85,305.00	85,305.00	85,305.00	Completed 08-01-07
AR028-1, 2	Residential Initiatives Coordinator - Wages	1408.1		18,000.00	19,898.64	19,898.64	17,187.71	Started 02-26-08
HA-Wide	CFP Administrative Clerk	1408.2		25,000.00	0.00	0.00	0.00	
HA-Wide	Security – Police	1408.3		25,000.00	27,047.77	27,047.77	20,815.28	Started 02-26-08
HA-Wide	Admin Staff Training	1408.4		5,000.00	4,480.91	4,480.91	4,480.91	Started 03-18-08
HA-Wide	Maintenance Staff Training	1408.5		5,000.00	1,046.30	1,046.30	1,046.30	Started 08-20-08
HA-Wide	Consultant Fees-Technical Support	1408.6		0.00	959.92	959.92	959.92	Completed 03-26-09
HA-Wide	Executive Director	1410.1		16,428.50	4,496.19	4,496.19	4,496.19	Completed 07-02-07
HA-Wide	MOD Coordinator/Inspector - Wages	1410.2		25,000.00	23,000.00	23,000.00	11,121.54	Started 07-14-08
HA-Wide	MOD Coordinator/Inspector - Mileage	1410.29		0.00	2,000.00	2,000.00	333.30	Started 07-14-08
HA-Wide	Audit Fee	1411		0.00	0.00	0.00	0.00	
HA-Wide	Architect/Engineering	1430.1		30,000.00	20,495.90	20,495.90	20,495.90	Started 05-22-08
HA-Wide	Consultant Fees	1430.2		2,000.00	750.00	750.00	750.00	Completed 03-26-09
AR028-4	Procurement of Three Lots Adjacent to AR028-4	1440		15,000.00	0.00	0.00	0.00	Moved to 2007 CFP
AR028-All	Remove & Prune Trees	1450		7,500.00	40,595.00	40,595.00	40,595.00	Started 06-02-08
AR028-All	Install New Road Signs & Replace Damaged Road Signs	1450		2,500.00	0.00	0.00	0.00	Moved to 2007 CFP
AR028-2	Clean & Paint Handrail Behind 1316/1318 Hines	1450	1 LS	1,000.00	1,000.00	1,000.00	1,000.00	Started 07-10-08
AR028-1	Install Isolation Valves on Ashley/Lacy Drive Water System	1450	2 EA	10,500.00	2,000.00	2,000.00	2,000.00	Started 07-10-08

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages Newport Housing Authority 2006 Capital Fund Program / Rev. 8 / 06-30-2006**

PHA Name: City of Newport Housing Authority		Grant Type and Number				Federal FY of Grant: 2006 ZG		
		Capital Fund Program Grant No: AR37P02850106				Funds Obligated & Expended Through		
		Replacement Housing Factor Grant No:				06/01/2009		
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	
AR028-All	Landscaping (Dirt) Around All Buildings to Eliminate Erosion	1450	1 LS	7,500.00	320.00	320.00	320.00	Started 06-13-08
AR028-All	Procure Materials for Graffiti Removal	1450	1 LS	0.00	127.82	127.82	127.82	Started 05-05-08
AR028-All	Replace/Repair Sidewalks, Curbs, & Streets (Materials)	1450	1 LS	0.00	29.68	29.68	29.68	Completed
AR028-4	Replace/Repair Sidewalks, Curbs, & Streets Crawford Builders, Inc. Contract	1450		25,000.00	13,276.50	13,276.50	13,276.51	Started 07-10-08
AR028-1	Clean Window A/C Units	1460	101 EA	7,500.00	7,070.00	7,070.00	7,070.00	Started 07-10-08
AR028-1	Clean A/C Condensing Units	1460	5 EA	375.00	350.00	350.00	350.00	Started 07-10-08
AR028-2	Clean A/C Condensing Units	1460	30 EA	2,250.00	2,100.00	2,100.00	2,100.00	Started 07-10-08
AR028-3	Clean A/C Condensing Units	1460	18 EA	1,350.00	1,260.00	1,260.00	1,260.00	Started 07-10-08
AR028-4	Clean Window A/C Units	1460	115 EA	9,225.00	8,050.00	8,050.00	8,050.00	Started 07-10-08
AR028-4	Clean A/C Condensing Units	1460	18 EA	1,050.00	1,260.00	1,260.00	1,260.00	Started 07-10-08
AR028-4	Replace Elderly/HC Window A/C Units	1460	28 EA	0.00	1,960.00	1,960.00	1,960.00	Started 07-10-08
AR028-All	Procure Central HVAC Air Filters	1460		0.00	323.41	323.41	323.41	Started 01-22-08
AR028-1&4	Replace/Repair Window A/C Units	1460		5,000.00	18,385.43	18,385.43	18,385.43	Started 06-06-08
AR028-All	Replace/Repair Central HVAC Units	1460		5,000.00	1,066.40	1,066.40	1,066.40	Started 03-17-08
AR028-All	Replace/Repair Water Heaters	1460		5,000.00	3,708.00	3,708.00	3,708.00	Started 01-30-08
AR028-All	Replace/Repair Windows	1460		0.00	1,330.85	1,330.85	1,330.85	Started 08-13-07
AR028-4	Replace/Clean Carpet in Elderly/HC Units	1460		5,000.00	1,987.67	1,987.67	1,987.67	Started 03-20-08
AR028-All	Replace Deteriorated Floor Tile	1460		0.00	330.00	330.00	330.00	Started 03-12-08
AR028-All	Repair Sagging Ceilings	1460		5,000.00	1,170.48	1,170.48	1,170.48	Started 09-21-07

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages Newport Housing Authority 2006 Capital Fund Program / Rev. 8 / 06-30-2006**

PHA Name: City of Newport Housing Authority		Grant Type and Number				Federal FY of Grant: 2006 ZG		
		Capital Fund Program Grant No: AR37P02850106				Funds Obligated & Expended Through		
		Replacement Housing Factor Grant No:				06/01/2009		
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	
AR028-All	Replace/Repair Exterior Doors & Screen/Storm Doors	1460		0.00	1,518.02	1,518.02	1,518.02	Started 12-17-07
AR028-All	Replace/Repair Interior Doors	1460		10,000.00	2,452.84	2,452.84	2,452.84	Started 02-07-08
AR028-All	Procure Materials - Vacancy Make-Readys	1460		0.00	12,547.79	12,547.79	12,547.29	Started 09-05-07
AR028-All	Procure Poision to Eliminate Insect Infestations	1460		0.00	775.52	775.52	775.52	Started 04-09-08
AR028-2	Replace Shower Curtain Rod & Brackets	1460	30 EA	4,500.00	3,750.00	3,750.00	3,750.00	Started 07-10-08
AR028-3	Replace Shower Curtain Rod & Brackets	1460	18 EA	2,700.00	2,250.00	2,250.00	2,250.00	Started 07-10-08
AR028-4	Replace Shower Curtain Rod & Brackets	1460	29 EA	4,200.00	3,625.00	3,625.00	3,625.00	Started 07-10-08
AR028-2	Remove & Replace Deteriorated Gutters	1460	616 LF	6,000.00	7,392.00	7,392.00	7,392.00	Started 07-10-08
AR028-3	Remove & Replace Deteriorated Gutters	1460	640 LF	3,600.00	7,680.00	7,680.00	7,680.00	Started 07-10-08
AR028-3	Replace Front Entry Doors at 28-3	1460	17 EA	0.00	11,050.00	11,050.00	11,050.00	Moved from 2007 CFP Started 07-10-08
AR028-3 CB CO # 1	Replace Front Entry Door at 28-3 - 832 Garfield (Change Order # 1)	1460	1 EA	0.00	650.00	650.00	650.00	Started 10-16-08
AR028-All	Procure Materials to Repair Roofs	1460	1 LS	0.00	25.45	25.45	25.45	Started 02-04-08
AR028-All	Replace/Repair Electrical Devices	1460	1 LS	0.00	1,186.14	1,186.14	1,186.14	Started 12-28-07
AR028-All	Replace Inoperable Smoke Detectors	1460	1 LS	0.00	541.53	541.53	541.53	Started 01-28-08
AR028-All	Replace/Repair Bathroom Heaters	1460	1 LS	0.00	240.38	240.38	240.38	Started 02-06-08
AR028-All	Procure Plumbing Repair Parts	1460		0.00	5,385.24	5,385.24	5,385.24	Started 01-09-08
AR028-1&4	Replace/Repair Window Blinds	1460		18,106.50	5,328.85	5,328.85	5,328.85	Started 01-28-08

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages Newport Housing Authority 2006 Capital Fund Program / Rev. 8 / 06-30-2006**

PHA Name: City of Newport Housing Authority		Grant Type and Number				Federal FY of Grant: 2006 ZG		
		Capital Fund Program Grant No: AR37P02850106				Funds Obligated & Expended Through		
		Replacement Housing Factor Grant No:				06/01/2009		
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	
AR028-All	Replace/Repair Range Hoods	1460		2,000.00	473.60	473.60	473.60	Started 01-28-08
AR028-2,3,&4	Replace/Repair Electric Ranges	1465		3,000.00	1,096.80	1,096.80	1,096.80	Started 02-25-08
AR028-1&4	Replace/Repair Gas Ranges	1465		3,000.00	884.63	884.63	884.63	Started 02-25-08
AR028-All	Replace/Repair Refrigerators	1465		20,000.00	4,111.35	4,111.35	4,111.35	Started 12-28-07
AR028-2	Install Two Screened-in Gazebos	1470	2 EA	15,000.00	20,000.00	20,000.00	20,000.00	Started 07-10-08
AR028-2	Replace Deteriorated Benches - 4 Foot	1470	9 EA	8,000.00	6,300.00	6,300.00	6,300.00	Started 07-10-08
AR028-2	Replace Deteriorated Benches - 6 Foot	1470	4 EA	0.00	2,800.00	2,800.00	2,800.00	Started 07-10-08
AR028-4	Install Storage Cabinets at Main Office	1470	1 LS	0.00	3,500.00	3,500.00	3,500.00	Started 07-10-08
AR028-4	Install Steel Security Fence at Main Office	1470	1 LS	0.00	2,500.00	2,500.00	2,500.00	Started 07-10-08
AR028-All	Nondwelling Structures Repairs (Materials)	1470	1 LS	0.00	686.62	686.62	686.62	Started 05-06-08
AR028-All	Procure/Repair Vehicles & Accessories	1475		27,000.00	2,172.62	2,172.62	2,172.62	Started 01-09-08
AR028-All	Procure Office Computers, Equip., Furn., & Supplies	1475		5,000.00	8,718.04	8,718.04	8,718.04	Started 01-11-08
AR028-All	Landscaping Equipment Procurement, Parts, & Repair	1475		12,500.00	3,709.60	3,709.60	3,709.60	Started 03-12-08
AR028-All	Procure Maintenance Tools & Equipment	1475		2,500.00	5,991.11	5,991.11	5,991.11	Started 12-26-07
				414,285.00	426,525.00	426,525.00	404,035.93	



## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: City of Newport Housing Authority	Grant Type and Number Capital Fund Program Grant No: AR37P02850107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007 ZH Funds O & E Through 06/10/2009
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X Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (Revision No: 5)  
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	87,791.00	87,791.00	80,000.00	80,000.00
3	1408 Management Improvements Soft Costs	57,217.00	51,217.00	44,117.51	4,002.51
	Management Improvements Hard Costs				
4	1410 Administration	25,000.00	25,000.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000.00	25,000.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	11,711.00	32,380.00	25,951.61	25,930.99
10	1460 Dwelling Structures	163,989.00	172,939.00	162,075.42	150,497.42
11	1465 Dwelling Equipment—Nonexpendable	11,500.00	9,500.00	6,731.32	6,731.32
12	1470 Nondwelling Structures	1,675.00	4,675.00	4,622.73	4,586.61
13	1475 Nondwelling Equipment	52,244.50	27,625.50	16,308.50	15,600.50
14	1485 Demolition	2,830.50	2,830.50	2,830.50	2,830.50
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				

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: City of Newport Housing Authority	Grant Type and Number Capital Fund Program Grant No: AR37P02850107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007 ZH Funds O & E Through 06/10/2009
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**X Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (Revision No: 5)**  
**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
21	Amount of Annual Grant: (sum of lines 2 — 20)	438,958.00	438,958.00	342,637.59	290,179.85
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	30,000.00	24,000.00	24,000.00	0.00
25	Amount of Line 21 related to Security—Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages Newport Housing Authority 2007 Capital Fund Program / Rev. 5 / 06-30-2007**

PHA Name: City of Newport Housing Authority		Grant Type and Number			Federal FY of Grant: 2007 ZH			
		Capital Fund Program Grant No: AR37P02850107			Funds Obligated & Expended Through			
		Replacement Housing Factor Grant No:			06/10/2009			
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	
HA-Wide	Operations	1406		87,791.00	87,791.00	80,000.00	80,000.00	Started 02-10-09
AR028-1, 2	Residential Initiatives Coordinator	1408.1		16,100.00	16,100.00	16,100.00	0.00	
HA-Wide	CFP Administrative Clerk	1408.2		0.00	0.00	0.00	0.00	
HA-Wide	Security – Police	1408.3		30,000.00	24,000.00	24,000.00	0.00	
HA-Wide	Admin. Staff Training	1408.4		5,000.00	5,000.00	3,358.99	3,343.99	Started 11-20-08
HA-Wide	Maintenance Staff Training	1408.5		2,117.00	2,117.00	411.00	411.00	Started 01-12-09
HA-Wide	Consultant Fees-Technical Support	1408.6		4,000.00	4,000.00	247.52	247.52	Started 04-06-09
HA-Wide	Executive Director	1410.1		0.00	0.00	0.00	0.00	
HA-Wide	MOD Coordinator/Inspector	1410.2		25,000.00	25,000.00	0.00	0.00	
HA-Wide	Audit Fee	1411		0.00	0.00	0.00	0.00	
HA-Wide	Architect/Engineering	1430.1		20,000.00	20,000.00	0.00	0.00	
HA-Wide	Consultant Fees	1430.2		5,000.00	5,000.00	0.00	0.00	
AR028-4	Procurement of Three Lots Adjacent to AR028-4	1440		0.00	0.00	0.00	0.00	Postponed
AR028-All	Remove/Prune Trees & Landscaping	1450		4,000.00	4,000.00	475.99	475.99	Started 03-03-09
AR028-All	Procure Materials for Graffiti Removal	1450		0.00	200.00	20.62	0.00	Started 06-12-09
AR028-All	Procure Materials for Repair/Replacement of Natural Gas System Components	1450	1 LS	2,000.00	2,000.00	0.00	0.00	
AR028-All	Install New Road Signs & Replace Damaged Road Signs	1450		2,500.00	0.00	0.00	0.00	Moved to 2008 CFP
AR028-2	Erect Retaining Wall Behind 1330 - 1334 Hines to Eliminate Erosion Under Fence	1450	1 LS	2,211.00	0.00	0.00	0.00	Moved to 2008 CFP

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages Newport Housing Authority 2007 Capital Fund Program / Rev. 5 / 06-30-2007**

PHA Name: City of Newport Housing Authority		Grant Type and Number				Federal FY of Grant: 2007 ZH		
		Capital Fund Program Grant No: AR37P02850107				Funds Obligated & Expended Through		
		Replacement Housing Factor Grant No:				06/10/2009		
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	
AR028-All	Landscaping (Dirt) Around All Buildings to Eliminate Erosion	1450	1 LS	1,000.00	800.00	75.00	75.00	Started 03-02-09
AR028-All CB CO # 3	Complete Extra Site Work as Listed on Change Order # 3 Breakdown and as Shown on the Plans	1450	1 LS	0.00	10,080.00	10,080.00	10,080.00	Started 03-02-09
AR028-All CB CO # 4	Complete Extra Site Work to Meet ADA Compliance for Handicapped Accessibility as Listed on Change Order # 4 Breakdown and as Shown on the Plans	1450	1 LS	0.00	15,300.00	15,300.00	15,300.00	Started 03-02-09
AR028-All	Replace/Repair Sidewalks, Curbs, & Streets	1450	1 LS	0.00	0.00	0.00	0.00	Moved to 2006 CFP
AR028-1	Clean Window A/C Units	1460	100 EA	7,500.00	0.00	0.00	0.00	Moved to 2008 CFP
AR028-1	Clean A/C Condensing Units	1460	5 EA	375.00	0.00	0.00	0.00	Moved to 2008 CFP
AR028-2	Clean A/C Condensing Units	1460	30 EA	2,250.00	0.00	0.00	0.00	Moved to 2008 CFP
AR028-3	Clean A/C Condensing Units	1460	18 EA	1,350.00	0.00	0.00	0.00	Moved to 2008 CFP
AR028-4	Clean Window A/C Units	1460	123 EA	9,225.00	0.00	0.00	0.00	Moved to 2008 CFP
AR028-4	Clean A/C Condensing Units	1460	14 EA	1,050.00	0.00	0.00	0.00	Moved to 2008 CFP
AR028-All	Repair Sagging Ceilings	1460		3,000.00	3,000.00	1,149.63	1,145.07	Started 05-12-09
AR028-All	Repair Roofs (Materials)	1460	1 LS	200.00	200.00	53.96	53.96	Started 10-09-08
AR028-All CB	Concrete Foundation Repairs at Various Locations at All Sites - CBI Small Contract	1460	1 LS	0.00	1,300.00	1,300.00	1,300.00	Started 03-26-09 Completed 04-06-09
AR028-2	Replace Front Entry Doors at 28-2	1460	26 EA	16,900.00	16,900.00	16,900.00	16,900.00	Started 07-10-08
AR028-3	Replace Front Entry Doors at 28-3	1460	17 EA	0.00	0.00	0.00	0.00	Moved to 2006 CFP

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages Newport Housing Authority 2007 Capital Fund Program / Rev. 5 / 06-30-2007**

PHA Name: City of Newport Housing Authority		Grant Type and Number				Federal FY of Grant: 2007 ZH		
		Capital Fund Program Grant No: AR37P02850107				Funds Obligated & Expended Through 06/10/2009		
		Replacement Housing Factor Grant No:						
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	
AR028-3	Replace Rear Entry Doors at 28-3	1460	17 EA	11,050.00	11,050.00	11,050.00	11,050.00	Started 07-10-08
AR028-1	Replace 4 BR Kitchen Cabinets, Laminates, Kitchen Sink & Faucet, Range Hood, etc.	1460	4 EA	14,000.00	14,000.00	14,000.00	14,000.00	Started 07-10-08
AR028-1 CB CO # 1	Price Increase For Upgrade to HUD Severe Use Cabinets (4 Each X \$200.00 = \$800.00)	1460	4 EA	800.00	800.00	800.00	800.00	Started 08-28-08
AR028-4	Replace 4 BR Kitchen Cabinets, Laminates, Kitchen Sink & Faucet, Range Hood, etc.	1460	6 EA	21,000.00	21,000.00	21,000.00	21,000.00	Started 07-10-08
AR028-4 CB CO # 1	Price Increase For Upgrade to HUD Severe Use Cabinets (6 Each X \$200.00 = \$1,200.00)	1460	6 EA	1,200.00	1,200.00	1,200.00	1,200.00	Started 08-28-08
AR028-4 CB CO # 1	Replace Kitchen Cabinets, Laminates, Kitchen Sink & Faucet, Range Hood, etc. at 1808 Daugherty	1460	1 LS	4,500.00	4,500.00	4,500.00	4,500.00	Started 10-16-08
AR028-4 CB CO # 1	Overlay Floor Tile and Replace Base Shoe at 1808 Daugherty	1460	1 LS	3,000.00	3,000.00	3,000.00	3,000.00	Started 10-16-08
AR028-3	Install Additional Gutters at 28-3 - 836, 830, 832, 808, 806 Garfield (100 LF & 5 DS)	1460	100 LF	1,250.00	1,250.00	1,250.00	1,250.00	Started 12-12-08
AR028-2	Install Addition Gutters at 28-2 - 1308/1310 & 1330/1332 Hines (74 LF & 2 DS)	1460	74 LF	840.00	840.00	840.00	840.00	Started 12-31-08

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages Newport Housing Authority 2007 Capital Fund Program / Rev. 5 / 06-30-2007**

PHA Name: City of Newport Housing Authority		Grant Type and Number				Federal FY of Grant: 2007 ZH		
		Capital Fund Program Grant No: AR37P02850107				Funds Obligated & Expended Through		
		Replacement Housing Factor Grant No:				06/10/2009		
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	
AR028-2 CB CO # 2	Remove & Replace Deteriorated Fascia Metal and Wood Behind Existing Gutters and Replace with New Wood and Metal per CBI Proposal Dated 12-8-08 - Total of 270 LF @ \$32.50 per LF	1460	1 LS	8,775.00	8,775.00	8,775.00	8,775.00	Started 12-08-08
AR028-2 & 3 CB CO # 2	Install Additional Gutter Splash Blocks - Total of 8 Each @ \$28.00 Each	1460	1 LS	224.00	224.00	224.00	224.00	Started 12-08-08
AR028-4	Remove & Replace Deteriorated Fascia Metal and Wood at Back Porch of 1022 HC	1460	1 LS	200.00	200.00	200.00	200.00	Started 01-02-09
AR028-3 & 4 CB CO # 3	Raise Front and Rear Porches to Meet ADA Compliance at 836 Garfield (Unit # 150) - (Site 28-3) - Change Order # 3	1460	1 LS	0.00	6,000.00	6,000.00	6,000.00	Started 03-02-09
ARk028-4 CB CO # 3	Add - Replace Kitchen Cabinets, Laminates, Kitchen Sink & Faucet, Range Hood, etc. at 1006 State (Unit # 157) - Change Order # 3	1460	1 LS	0.00	3,700.00	3,700.00	3,700.00	Started 03-02-09
AR028-All	Replace/Repair Exterior Doors & Screen/Storm Doors	1460		3,000.00	3,000.00	2,043.15	2,043.15	Started 11-12-08
AR028-All	Replace/Repair Interior Doors	1460		5,000.00	8,000.00	7,635.23	6,034.24	Started 10-01-08
AR028-All	Procure Materials for Vacancy Make-Readys	1460		10,000.00	12,000.00	10,742.57	10,692.72	Started 09-30-08

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages Newport Housing Authority 2007 Capital Fund Program / Rev. 5 / 06-30-2007**

PHA Name: City of Newport Housing Authority		Grant Type and Number				Federal FY of Grant: 2007 ZH		
		Capital Fund Program Grant No: AR37P02850107				Funds Obligated & Expended Through		
		Replacement Housing Factor Grant No:				06/10/2009		
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	
AR028-All	Procure Poison to Eliminate Insect Infestations	1460		2,000.00	2,000.00	1,541.91	1,541.91	Started 09-29-08
AR028-All	Procure Heater & A/C Air Filters	1460		1,000.00	1,000.00	498.32	372.96	Started 10-09-08
AR028-1&4	Replace/Repair Window A/C Units	1460		3,800.00	9,800.00	9,270.82	270.82	Started 09-30-08
AR028-All	Replace/Repair Central HVAC Units	1460		4,000.00	5,700.00	5,634.86	5,299.36	Started 09-30-08
AR028-All	Replace/Repair Water Heaters	1460		2,500.00	3,500.00	3,051.00	3,051.00	Started 01-08-09
AR028-All	Replace/Repair Windows	1460		2,000.00	2,000.00	1,384.06	1,384.06	Started 10-15-08
AR028-4	Replace/Clean Carpet in Elderly/HC Units	1460		8,000.00	10,000.00	9,940.74	9,940.74	Started 11-04-08
AR028-All	Replace Damaged Floor Tiles	1460		0.00	1,000.00	385.00	385.00	Started 03-19-09
AR028-All	Replace/Repair Electrical Devices	1460	1 LS	1,500.00	1,700.00	1,686.78	1,293.23	Started 10-01-08
AR028-All	Replace/Repair Bathroom Heaters	1460		500.00	1,300.00	816.99	816.99	Started 12-2-08
AR028-All	Replace Inoperable Smoke Detectors	1460	1 LS	1,000.00	1,000.00	549.48	549.48	Started 11-14-08
AR028-All	Procure Plumbing Repair Parts	1460		4,000.00	6,000.00	5,893.76	5,825.57	Started 09-25-09
AR028-1&4	Replace/Repair Window Blinds	1460		6,000.00	6,000.00	4,726.00	4,726.00	Started 12-06-08
AR028-All	Replace/Repair Range Hoods	1460		1,000.00	1,000.00	332.16	332.16	Started 10-24-08
AR028-2,3,&4	Replace/Repair Electric Ranges	1465		1,500.00	1,500.00	401.62	401.62	Started 10-01-08
AR028-1&4	Replace/Repair Gas Ranges	1465		1,500.00	1,500.00	1,147.22	1,147.22	Started 10-29-08
AR028-All	Replace/Repair Refrigerators	1465		8,500.00	6,500.00	5,182.48	5,182.48	Started 09-30-08
AR028-All	Install Storage Cabinets at 28-4 Main Office	1470	1 LS	0.00	0.00	0.00	0.00	Moved to 2006 CFP
AR028-All	Nondwelling Structures Repairs	1470	1 LS	1,300.00	1,500.00	1,447.73	1,411.61	Started 10-01-08
AR028-1	Repair Damaged Security Fence at Calhoun Street and Install Gate by 229 CC - Materials	1470	1 LS	0.00	1,800.00	1,800.00	1,800.00	Started 04-24-09

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages Newport Housing Authority 2007 Capital Fund Program / Rev. 5 / 06-30-2007**

PHA Name: City of Newport Housing Authority		Grant Type and Number				Federal FY of Grant: 2007 ZH		
		Capital Fund Program Grant No: AR37P02850107				Funds Obligated & Expended Through 06/10/2009		
		Replacement Housing Factor Grant No:						
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	
AR028-1	Repair Damaged Security Fence at Calhoun Street and Install Gate by 229 CC - Labor	1470	1 LS	0.00	1,000.00	1,000.00	1,000.00	Started 04-24-09
AR028-4	Install & Repair Gutters at 945/947 Hout Circle - (75 LF & 5 DS)	1470	75 LF	375.00	375.00	375.00	375.00	Started 01-02-09
AR028-All	Procure/Repair Vehicles & Accessories	1475		25,244.50	5,125.50	2,004.01	1,994.01	Started 10-21-08
AR028-All	Procure Office Computers, Equipment, Furniture, & Supplies	1475		15,000.00	9,500.00	4,020.25	3,926.43	Started 10-06-08
AR028-All	Landscaping Equipment Procurement, Parts, & Repairs	1475		10,000.00	9,500.00	6,974.47	6,638.53	Started 08-29-08
AR028-All	Procure Maintenance Tools & Equipment	1475		2,000.00	3,500.00	3,309.77	3,041.53	Started 10-24-08
AR028-2	Removal of Slab at 919/921 Garfield	1485		2,830.50	2,830.50	2,830.50	2,830.50	Started 07-10-08
				438,958.00	438,958.00	342,637.59	290,179.85	



## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of Newport	Grant Type and Number Capital Fund Program Grant No: AR37P02850108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008 ZI Funds O & E Through 06/11/2009
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X Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (Revision No: 0)  
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	87,500.00	0.00	0.00	0.00
3	1408 Management Improvements Soft Costs	56,893.00	0.00	0.00	0.00
	Management Improvements Hard Costs				
4	1410 Administration	30,000.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	27,000.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	40,500.00	0.00	0.00	0.00
10	1460 Dwelling Structures	173,425.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	5,000.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	500.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	17,000.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Housing Authority of the City of Newport	Grant Type and Number Capital Fund Program Grant No: AR37P02850108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008 ZI Funds O & E Through 06/11/2009
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X Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (Revision No: 0)  
 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
19	1502 Contingency (may not exceed 8% of Line 20)				
20	Amount of Annual Grant: (sum of lines 2 — 19)	437,818.00	0.00	0.00	0.00
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 compliance				
24	Amount of line 20 Related to Security –Soft Costs	16,393.00	0.00	0.00	0.00
25	Amount of Line 20 related to Security—Hard Costs				
26	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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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 Newport Housing Authority 2008 Capital Fund Program / Rev. 0 / 06-13-2008**

PHA Name: Housing Authority of the City of Newport		Grant Type and Number				Federal FY of Grant: 2008 ZI		
		Capital Fund Program Grant No: AR37P02850108				Funds Obligated & Expended Through 06/11/2009		
		Replacement Housing Factor Grant No:						
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	
HA-Wide	Operations	1406		87,500.00	0.00	0.00	0.00	
AR028-1, 2	Residential Initiatives Coordinator	1408.1		18,000.00	0.00	0.00	0.00	
HA-Wide	CFP Administrative Clerk	1408.2		12,500.00	0.00	0.00	0.00	
HA-Wide	Security – Police	1408.3		16,393.00	0.00	0.00	0.00	
HA-Wide	Admin. Staff Training	1408.4		5,000.00	0.00	0.00	0.00	
HA-Wide	Maintenance Staff Training	1408.5		3,000.00	0.00	0.00	0.00	
HA-Wide	Consultant Fees-Technical Support	1408.6		2,000.00	0.00	0.00	0.00	
HA-Wide	Executive Director	1410.1		15,000.00	0.00	0.00	0.00	
HA-Wide	MOD Coordinator/Inspector	1410.2		15,000.00	0.00	0.00	0.00	
HA-Wide	Audit Fee	1411		0.00	0.00	0.00	0.00	
HA-Wide	Architect/Engineering	1430.1		25,000.00	0.00	0.00	0.00	
HA-Wide	Consultant Fees	1430.2		2,000.00	0.00	0.00	0.00	
AR028-4	Procurement of Three Lots Adjacent to AR028-4	1440		0.00	0.00	0.00	0.00	
AR028-All	Remove/Prune Trees & Landscaping	1450		20,000.00	0.00	0.00	0.00	
AR028-All	Procure Materials for Repair/Replacement of Natural Gas System Components	1450		2,000.00	0.00	0.00	0.00	
AR028-All	Natural Gas Pipeline Inspection Fees - Contract Costs	1450		1,000.00	0.00	0.00	0.00	
AR028-All	Install New Road Signs & Replace Damaged Road Signs	1450		1,000.00	0.00	0.00	0.00	

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages Newport Housing Authority 2008 Capital Fund Program / Rev. 0 / 06-13-2008**

PHA Name: Housing Authority of the City of Newport		Grant Type and Number				Federal FY of Grant: 2008 ZI		
		Capital Fund Program Grant No: AR37P02850108				Funds Obligated & Expended Through 06/11/2009		
		Replacement Housing Factor Grant No:						
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	
AR028-2	Erect Retaining Wall Behind 1330 - 1334 Hines to Eliminate Erosion Under Fence	1450	1 LS	15,000.00	0.00	0.00	0.00	
AR028-All	Landscaping (Dirt) Around All Buildings to Eliminate Erosion	1450	1 LS	800.00	0.00	0.00	0.00	
AR028-All	Procure Materials for Graffiti Removal	1450		200.00	0.00	0.00	0.00	
AR028-All	Replace/Repair Sidewalks, Curbs, & Streets	1450	1 LS	500.00	0.00	0.00	0.00	
AR028-1	Clean A/C Condensing Units	1460	5 EA	375.00	0.00	0.00	0.00	
AR028-2	Clean A/C Condensing Units	1460	30 EA	2,250.00	0.00	0.00	0.00	
AR028-3	Clean A/C Condensing Units	1460	18 EA	1,350.00	0.00	0.00	0.00	
AR028-4	Clean A/C Condensing Units	1460	14 EA	1,050.00	0.00	0.00	0.00	
AR028-All	Repair Sagging Ceilings	1460		1,500.00	0.00	0.00	0.00	
AR028-All	Repair Roofs (Materials)	1460	1 LS	200.00	0.00	0.00	0.00	
AR028-1	Replace Shingles and Install Vented Ridges	1460	14 BLGS	63,000.00	0.00	0.00	0.00	
AR028-1	Install Vented Ridges	1460	18 BLGS	14,400.00	0.00	0.00	0.00	
AR028-1	Replace Deteriorated Decking	1460	1 LS	500.00	0.00	0.00	0.00	
AR028-2	Replace Shingles and Install Vented Ridges	1460	4 BLGS	18,000.00	0.00	0.00	0.00	
AR028-4	Replace Shingles and Install Vented Ridges	1460	3 BLGS	15,000.00	0.00	0.00	0.00	
AR028-4	Replace Shingles	1460	1 BLG	4,000.00	0.00	0.00	0.00	
AR028-4	Replace Deteriorated Decking	1460	1 LS	500.00	0.00	0.00	0.00	
AR028-All	Vacancy Make-Readys - Contract Costs	1460		10,000.00	0.00	0.00	0.00	
AR028-4	Replace Deteriorated Siding on 4-Bedroom Units with Thin-Brick Siding	1460	6 EA	6,000.00	0.00	0.00	0.00	

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		Capital Fund Program Grant No: AR37P02850108				Funds Obligated & Expended Through		
		Replacement Housing Factor Grant No:				06/11/2009		
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	
AR028-All	Replace/Repair Exterior Doors & Screen/Storm Doors	1460		3,000.00	0.00	0.00	0.00	
AR028-All	Replace/Repair Interior Doors	1460		3,000.00	0.00	0.00	0.00	
AR028-All	Procure Materials for Vacancy Make-Readys	1460		5,000.00	0.00	0.00	0.00	
AR028-All	Procure Poison to Eliminate Insect Infestations	1460		1,000.00	0.00	0.00	0.00	
AR028-All	Procure Heater & A/C Air Filters	1460		1,000.00	0.00	0.00	0.00	
AR028-1&4	Replace/Repair Window A/C Units	1460		3,800.00	0.00	0.00	0.00	
AR028-All	Replace/Repair Central HVAC Units	1460		2,000.00	0.00	0.00	0.00	
AR028-All	Replace/Repair Water Heaters	1460		2,500.00	0.00	0.00	0.00	
AR028-All	Replace/Repair Windows	1460		2,000.00	0.00	0.00	0.00	
AR028-4	Replace/Clean Carpet in Elderly/HC Units	1460		2,000.00	0.00	0.00	0.00	
AR028-All	Replace Damaged Floor Tiles	1460		1,000.00	0.00	0.00	0.00	
AR028-All	Replace/Repair Electrical Devices	1460		1,500.00	0.00	0.00	0.00	
AR028-All	Replace/Repair Bathroom Heaters	1460		500.00	0.00	0.00	0.00	
AR028-All	Replace Inoperable Smoke Detectors	1460		1,000.00	0.00	0.00	0.00	
AR028-All	Procure Plumbing Repair Parts	1460		3,000.00	0.00	0.00	0.00	
AR028-1&4	Replace/Repair Window Blinds	1460		2,000.00	0.00	0.00	0.00	
AR028-All	Replace/Repair Range Hoods	1460		1,000.00	0.00	0.00	0.00	
AR028-2,3,&4	Replace/Repair Electric Ranges	1465		1,000.00	0.00	0.00	0.00	

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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	
AR028-1&4	Replace/Repair Gas Ranges	1465		1,000.00	0.00	0.00	0.00	
AR028-All	Replace/Repair Refrigerators	1465		3,000.00	0.00	0.00	0.00	
AR028-All	Nondwelling Structures Repairs	1470		500.00	0.00	0.00	0.00	
AR028-All	Procure/Repair Vehicles & Accessories	1475		5,000.00	0.00	0.00	0.00	
AR028-All	Procure Office Computers, Equipment, Furniture, & Supplies	1475		5,000.00	0.00	0.00	0.00	
AR028-All	Landscaping Equipment Procurement, Parts, & Repairs	1475		5,000.00	0.00	0.00	0.00	
AR028-All	Procure Maintenance Tools & Equipment	1475		2,000.00	0.00	0.00	0.00	
				437,818.00	0.00	0.00	0.00	

