

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

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# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 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:** The Housing Authority of the City of Newport, Rhode Island

**PHA Number:** RI005

**PHA Fiscal Year Beginning:** 04/2008

**PHA Programs Administered:**

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

**Section 8 Only**  
Number of S8 units:

**Public Housing Only**  
Number of public housing units:

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

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

### Public Access to Information

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

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

### Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library

- PHA website
- Other (list below)  
Newport Resident Council Administration Office

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

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

**Annual PHA Plan**  
**PHA Fiscal Year 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.

The Annual Plan for FY2008 targets three broad areas of focus that are the same as in FY2007.

1. Addressing critical problems related to the physical condition of its aging, obsolete housing stock and implementing sound asset management principals to control the HACN's real property inventory;
2. Work to realize a resident population that is stable and supported in its desires to gain economic self-sufficiency;
3. Continue the review and revision to administrative, operating and management policies to reflect current conditions and to ensure conformance with QHWRA and other pertinent federal, state and local regulations. These will include, but not be limited to the Authority's ACOP, Section 8 Administration Plan, Personnel and Procurement policies.

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

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

2. The Authority will continue a comprehensive review of its administrative, operating and management policies. The Authority will convene a series of workshops involving Commissioners, residents and staff to look at such issues as community service, financial budgets and downsizing of the Authority as a result of the HOPE VI redevelopment. They will include, but not limited to, the Authority's Procurement Policy.
3. It is the intent of the HACN to continue the designation of the Allocation Plan that affects Donovan Manor through an extension request, or another recertification process as required by HUD. The extension designates Donovan Manor for elderly applicants and occupancy as well as near-elderly, ages 55 or older, to apply and be eligible to occupy Donovan Manor. It also includes the physically challenged, disabled population and did not change the previous designation. It will be necessary to hire a consultant to complete all the required materials.
4. The HACN will continue its focus on Park Holm to make the necessary short-term improvements that will meet REAC inspection passing grades. It is our intent to begin longer term objectives by beginning a master plan and strategy sessions. Efforts will focus on structural and investigative work to the building structures and we will advertise for a qualified firm to complete the master plan of Park Holm. The intent is to develop a concepts plan for near-term improvements and concepts that might guide potential longer term efforts in revitalization and services.
5. The HACN installed a Computer Learning Center at our resident services facility. Its goal is to provide computer learning to our families with the objective to provide computer availability and assistance in their educational needs.
6. The HACN is committed to a Housing Replacement Program that provides opportunities to families interested in homeownership. The HACN has been working with community partners to develop more units. Opportunities exist in 12 communities in Rhode Island.
7. The HACN initiated a program a number of years ago designed to engage residents to keep the property free of debris and work toward better trash disposal. The program, recognized as "Keep it Clean", was expanded last year, and continued this year, to include our "Road Show" efforts. This ten week program was designed to bring staff from administration, management, maintenance, resident services, HOPE VI, CSS, and Community Police Officer departments, along with representatives from the Newport Resident Council to each neighborhood of the HACN. Its mission is to meet with our residents in their neighborhood and discuss a variety of topics including responsibilities, services and safety directly affecting their community. Manager meetings will occur every quarter allowing residents to talk about their neighborhood and share ideas. The Executive Director will seek out residents to provide and make suggestions on improvements for a better delivery of services and stronger lease compliance of residents.
8. The HACN's Maintenance Department continues with a summer employment program hiring a number of youth residing in our developments to learn maintenance skills. They receive hands-on training in the ten-week program. The program assists them in financial management and with setting up bank accounts at a local bank. This program will be expanded to compliment the CSS Parks and recreation efforts.

9. The HACN continues to hold their monthly board meetings at different locations allowing residents and the general public to attend. The locations used are the Housing Authority's Administration Building, Park Holm Senior Center, and Donovan Manor.
10. The HACN will continue ongoing activities with HOPE VI participants through the CSS programs. Such programming may lead to Authority-wide implementation.
11. The HACN continues to explore funding sources for demolition of Phase 5 of its Tonomy Hill revitalization efforts.
12. The HACN will address opportunities and plan for residents and applicants to participate in a Section 8 Homeownership program. This initiative will include developing an approved Administrative Plan for such a program and examine escrow programs as appropriate.
13. The HACN financial operation will include the HUD mandated project-based budgeting and accounting. Cost center analysis will be done to gain efficiencies and maximize cost-saving efforts along with staff training.
14. The HACN will explore opportunities to expand its bond financing capability for the production of affordable housing and economic development.
15. The HACN will continue to seek efficiencies and purchasing of supplies and appliances through bulk purchasing and industry and municipal group purchases and pricing.
16. The HACN will continue efforts with other Rhode Island PHAs interested in cooperative agreements for energy conservation, utility purchasing and energy performance contracting. Utility companies will be encouraged to provide conservation training to residents and other interested partners of the HACN.
17. Management will work with the Newport Resident Council and other partners to review and update a resident handbook and other helpful written materials.
18. The HACN will assess their non-residential space uses and develop a strategy for realizing income necessary to offset reduced subsidies for those facilities. An RFP for architectural and engineering of the Florence Gray Center was prepared and the HACN will look at potential uses of this facility to maximize benefits and building potential.
19. The HACN intends to propose and make changes to its grievance procedure and its waiver to the federal grievance procedure and draft any proposed changes and hold a public meeting for comments regarding changes to the lease and grievance procedure for drug related and other criminal activity. This will require changes to the applicability and use of the Board of Tenant Affairs as a hearing panel. It may also be necessary to update the Section 8 Administrative Plan and Public Housing Admissions and Continued Occupancy policy so they are consistent with recent HUD and state regulation changes.
20. The HACN will work with city officials as they work to develop their North End Master Plan along with the master plan and use of Sunset Hill and north end park system.
21. The HACN will assist the Newport Resident Council in expanding their efforts to assist residents in our communities. Such efforts will include training, support, planning and implementing ideas that benefit our population.
22. The HACN will explore opportunities and look to implement policies and programs where feasible in creating an FSS program for Section 8 households. Efforts may be phased into implementation at levels of participation as deemed both appropriate and manageable without overdue burden to staffing levels.

23. We will increase both staff and board development with programs and training and will insure such efforts will enhance the operations of the Authority.
24. The HACN will continue to work with the developer and its management company to address, plan and implement a resident services program at Newport Heights. Such efforts will include resident participation from Newport Heights' residents
25. The HACN will begin the selection process for all required components in developing a HUD 811 property on land formerly used by the commercial building on Beacon Street.
26. The HACN will develop a plan for use of its housing replacement funds and submit to HUD for approval. Such plan may suggest the accumulation of such funds until we have a sufficient amount to replace some units. It will explore the use of funds to compliment HOPE VI homeownership or any additional housing production program. Part of these funds will be used to build two 2-bedroom units in our Hillside commercial/residential building.
27. We will look at the potential to develop off-site housing on vacant land on Girard Avenue, Beacon Court and on the parcel of land on Hillside Avenue north of our Administration Building. The Hillside Avenue parcel may be a mixed-use facility with commercial/office use on the first floor and residential units on the second floor.
28. An election for nominations for Resident Commissioners will be held in December, 2007 and sent to the Mayor for January consideration and appointment.

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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## Attachments

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

### Required Attachments:

- Attachment A Admissions Policy for Deconcentration (ri005a01)
- Attachment B FY 2005 Capital Fund Program Annual Statement (ri005b01)
- Attachment C FY 2005 Capital Fund Program Annual Statement (ri005c01)
- Attachment D FY 2006 Capital Fund Program Annual Statement (ri005d01)
- Attachment E FY 2006 Capital Fund Program Annual Statement (ri005e01)
- Attachment F FY 2007 Capital Fund Program Annual Statement (ri005f01)
- Attachment G FY 2007 Capital Fund Program Annual Statement (ri005g01)
- Attachment H FY 2008 Capital Fund Program Annual Statement (ri005h01)
- Attachment I FY 2008 Capital Fund Program Annual Statement (ri005i01)
- Attachment J Violent Against Women Act (VAWA) Procedures (ri005j01)
- Attachment K Members of the Resident Advisory Board (ri005k01)
- Attachment L Resident Members of PHA Governing Board (ri005l01)
- Attachment M Community Service Requirement Policy (ri005m01)
- Attachment N Pet Policy (ri005n01)
- Attachment O Section 8 Homeownership (ri005o01)
  
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Description of Homeownership Programs, if applicable

### Optional Attachments:

- Attachment P PHA Management Organizational Chart (ri005p01)
- Attachment Q FY 2008 CFP 5 Year Action Plan (ri005q01)
- Attachment R FY 2008 CFP 5 Year Action Plan (ri005r01)
- Attachment S Newport Resident Council (RAB) Comments (ri005s01)
- Attachment T Newport Housing Authority Responses to RAB Comments (ri005t01)
  
- Attachment U Statement of Progress in Meeting the Mission and Goals Outlined in the Current 5-Year Plan (ri005u01)
  
- Public Housing Drug Elimination Program (PHDEP) Plan
  
- Other (List below, providing each attachment name)

## Supporting Documents Available for Review

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

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

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

	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	RASS Follow-Up	Annual Plan: Safety and Crime Prevention
X	Pet Policy	Attachment N
X	Statement of Progress in Meeting Mission Goals in Current 5-Year Plan	Attachment U
X	Community Service & Economic Self-Sufficiency Policy	Attachment M
X	VAWA Procedures PHA & Section 8	Attachment J
X	Reasonable Accommodation Policy	
X	Wading Pool Policy	

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

[24 CFR Part 903.7 9 (a)]

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

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

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1152	5	5	5	5	5	5
Income >30% but <=50% of AMI	1324	5	5	4	2	3	4
Income >50% but <80% of AMI	1472	4	4	4	1	3	3
Elderly	1103	5	4	5	4	3	3
Families with Disabilities	3298	5	5	5	5	5	5
White	2844	5	5	5	5	5	5
Black	948	5	5	5	5	5	5
Native American	118	5	5	5	5	5	5
Hispanic	553	5	5	5	5	5	5

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 2006-2010
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

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

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

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

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	89		
Extremely low income <=30% AMI	12	13	
Very low income (>30% but <=50% AMI)	74	83	
Low income (>50% but <80% AMI)	3	3	
Families with children	9	10	
Elderly families	75	84	
Families with Disabilities	49	55	
White	73	82	
Black	10	11	
Native American	5	6	
Hispanic	1	1	

Characteristics by Bedroom Size (Public Housing Only)			
1BR	80	90	
2 BR	6	7	
3 BR	1	1	
4 BR	2	2	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 54 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - elderly & disabled developments			

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	20		
Extremely low income <=30% AMI	20	100%	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	18	90%	

Elderly families	2	20%	
Families with Disabilities	3	15%	
White	10	50%	
Black	5	25%	
Native American	0	0	
Hispanic	5	25%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 79			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - HOPE VI residents			

### C. Strategy for Addressing Needs

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

#### (1) Strategies

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

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select if applicable

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

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

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

<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	2,900,000	
b) Public Housing Capital Fund	1,787,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,500,000	
f) PHDEP (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		

h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
RI43P005501-07	1,787,000	PH operations
RI43R005501-07	417,000	Replacement housing
RI43P005501-06	1,167,000	PH operations
RI43R005501-06	128,000	Replacement housing
RI43URD005I102 HOPE VI	1,050,000	Revitalization
11B Refinance Program	656,000	Development
RI005RNN002A006	124,000	Resident training
<b>3. Public Housing Dwelling Rental Income</b>	1,850,000	PH operations
<b>4. Other income (list below)</b>		
Investment interest	150,000	PH operations, Sect. 8
MET School	70,000	PH operations
<b>4. Non-federal sources (list below)</b>		
State of Rhode Island	10,000	Security/Eld. Services
City of Newport	3,365	Elderly Services
<b>Total resources</b>	<b>14,599,365</b>	

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

[24 CFR Part 903.7 9 (c)]

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **(3) Assignment**

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

- One
- Two
- Three or More

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

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

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

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

#### **(5) Occupancy**

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

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

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

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

#### **(6) Deconcentration and Income Mixing** See Attachment A (ri005a01)

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

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

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

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

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

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

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

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

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

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

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

## B. Section 8

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

**(1) Eligibility**

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

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

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

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

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

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

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

**(2) Waiting List Organization**

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

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

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

- PHA main administrative office
- Other (list below)

**(3) Search Time**

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

If yes, state circumstances below:

Provided the participant can show that the need for an extension is based upon market-related factors.

**(4) Admissions Preferences**

- a. Income targeting

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

- b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

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

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

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

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

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

**4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

**A. Public Housing**

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

**(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

HACN will conduct a market study to update the new flat rent amounts.

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

Court-ordered child support

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

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

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

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

f. Rent re-determinations:

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

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

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

## **(2) Flat Rents**

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

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

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

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

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually  
 Other (list below)

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

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

## **(2) Minimum Rent**

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

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

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

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. Attachment P (ri005p01)  
 A brief description of the management structure and organization of the PHA follows:

## B. HUD Programs Under PHA Management

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	579	30
Section 8 Vouchers	133	20
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	120	20
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
HOPE VI Program	390	35
ESC	300	100

## C. Management and Maintenance Policies

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

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

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

### **A. Public Housing**

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

If yes, list additions to federal requirements below:

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

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

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

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

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

If yes, list additions to federal requirements below:

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

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

- PHA main administrative office  
 Other (list below)

Management Office

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

## A. Capital Fund Activities

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

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

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at  
Attachment B FY2005 (ri005b01)  
Attachment C FY2005 (ri005c01)  
Attachment D FY2006 (ri005d01)  
Attachment E FY2006 (ri005e01)  
Attachment F FY2007 (ri005f01)  
Attachment G FY2007 (ri005g01)  
Attachment H FY2008 (ri005h01)  
Attachment I FY2008 (ri005i01)

-or-

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

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

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

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

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at  
Attachment Q FY2008 (ri005q01) and  
Attachment R FY2008 (ri005r01)

-or-

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Tonomy Hill

2. Development (project) number: RI 5-3

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

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

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Tonomy Hill

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

If yes, list developments or activities below:

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

HACN will be developing a mixed use property on Hillside Avenue with at least two residential units on the second floor and commercial space on the first floor.

HACN will also seek funding to build additional affordable & market rate homeownership units as part of Phase V.

## 8. Demolition and Disposition (1)

[24 CFR Part 903.7 9 (h)]

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

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

### 2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Tonomy Hill
1b. Development (project) number: RI 5-3
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Phase 1 Demo 64 units 5/17/02 1 Dispo 64 units 5/17/02 Phase 2 Demo 102 units 2/14/03 2 Dispo 102 units 2/14/03 Phase 2 Demo 4 units 3/13/02 2 Dispo 4 units 3/13/02 Phase 2 Demo 12 units 1/20/04 2 Dispo 12 units 7/01/04 Phase 3 Demo 91 units 1/20/04 3 Dispo 91 units 5/31/05 Phase 4 Demo 100 units 1/20/04 4 Dispo 100 units 5/01/06 Phase 5 Demo 125 units 8/09/06 Beacon Street Commercial Building 8/28/07 Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> Phase 5 Dispo Up to 125 units beginning 4/1/08 Hillside Avenue Land 6/1/08
4. Date application approved, submitted, or planned for submission: see #3 above

5. Number of units affected: 498  
Phase 1 64 units  
Phase 2 118 units  
Phase 3 91 units  
Phase 4 100 units (**Note: HUD approved 23 units from Phase V to be added to Phase IV Demo 8/28/07**)  
Phase 5 125 units

6. Coverage of action (select one)  
 Part of the development  
 Total development

7. Timeline for activity:  
a. Actual or projected start date of activity:  
b. Projected end date of activity:

	Start	End
Phase 1:	Nov. 2002	Feb. 2004
Phase 2:	Aug. 2003	Sept. 2006
Phase 3:	July 2004	Mar. 2007
Phase 4:	June 2005	Dec. 2008
Phase 5:	Feb. 2006	Dec. 2010

## 8. Demolition and Disposition (2)

[24 CFR Part 903.7 9 (h)]

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

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

### 2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Tonomy Hill
1b. Development (project) number:	RI 5-3
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
HACN intends to lease land to a developer for mixed use commercial/residential on Hillside Avenue. Possible four stores and two new 2-bedroom ACC units	

<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: January, 2008</p>
<p>5. Number of units affected: 0</p> <p>Demolition of maintenance building.</p> <p>Disposition of land to accommodate 8 homeownership units</p>
<p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: April, 2008</p> <p>b. Projected end date of activity: December, 2009</p>

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	Donovan Manor
1b. Development (project) number:	RI 5-5
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> (renewal) Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(03/01/2008)
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	85
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development - of the 3 elderly developments, only Donovan Manor was <input type="checkbox"/> Total development affected by the change

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

[24 CFR Part 903.7 9 (j)]

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

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

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

#### 2. Activity Description

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

**Conversion of Public Housing Activity Description**

1a. Development name:

1b. Development (project) number:

2. What is the status of the required assessment?

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

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

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

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

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

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

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

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

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

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

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

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

#### 2. Activity Description

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

<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:

**See Attachment O** Attachment O (ri005o01)

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

[24 CFR Part 903.7 9 (1)]

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

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

#### 1. Cooperative agreements:

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

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

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

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

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

**(1) General**

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
ESC	300	Occupancy	Donovan Manor	Public Housing
ESL	29	Program eligible	Sullivan School/FMG	PH & others
GED	25	" "	" " / "	" "
Child Care (Even Start)	12	"	EBCAP/FMG Center	PH & others
Boys & Girls Club	95	Program eligible	" / " "	PH
Park Holm Senior Center	35	" "	Park Holm Sr. Ctr.	PH
Newport Resident Council	15	" "	" " " "	PH
On The Move Program	400	TH Occupancy NH Occupancy HOPE VI residents	" "	HOPE VI residents
Neighborhood Networks Center	250	Voluntary	" "	HOPE VI/PH residents
HOPE VI Section 3	20	Program eligible	PH Sr. Center / Advanced Building Concepts	PH/S8/HOPE VI
Healthy Housing/Healthy Residents	600	Occupancy	" "	PH
Elderly Wellness Program	45	Occupancy	Donovan Manor	PH

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

a. Participation Description

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

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

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

### C. Welfare Benefit Reductions

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

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

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

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

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

Park Holm, Chapel Terrace

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

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

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

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

Park Holm, Chapel Terrace

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

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action

- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)
  - At Resident Advisory Board suggestion, Newport Housing Authority will work with judicial departments, court system and legal services to keep out persons who are on probation and other criminal elements
  - At Resident Advisory Board suggestion Newport Housing Authority will approach the court system to have those convicted of drug and serious crime banned from Authority property as a condition of probation at sentencing
  - A monthly report from the Community Police Officer is received during the Board of Commissioners regular monthly meetings

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

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

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

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

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

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

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

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

- Attached at Attachment S (ri005s01)  
 Provided below:

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.  
 The PHA changed portions of the PHA Plan in response to comments  
List changes below:  
See Attachment T (ri005t01)

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) List of two nominees from each AMP who are highest vote-getters and in good standing, is sent to the Mayor for consideration and appointment

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) Good Standing status

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) Adult recipients in public housing

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

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

1. Consolidated Plan jurisdiction: (provide name here)

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

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

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

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

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

## Attachments

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

Attachment A	Deconcentration and Income Mixing (ri005a01)
Attachment B	FY2005 CFP Annual Statement (ri005b01)
Attachment C	FY2005 " " " (ri005c01)
Attachment D	FY2006 " " " (ri005d01)
Attachment E	FY2006 " " " (ri005e01)
Attachment F	FY2007 " " " (ri005f01)
Attachment G	FY2007 " " " (ri005g01)
Attachment H	FY2008 " " " (ri005h01)
Attachment I	FY2008 " " " (ri005i01)
Attachment J	Violence Against Women Act (VAWA) Procedures (ri005j01)
Attachment K	Members of the Resident Advisory Board (ri005k01)
Attachment L	Resident Members of PHA Governing Board (ri005l01)
Attachment M	Community Service Requirement Policy (ri005m01)
Attachment N	Pet Policy (ri005n01)
Attachment O	Section 8 Homeownership (ri005o01)
Attachment P	PHA Management Organization Chart (ri005p01)
Attachment Q	FY2008 CFP 5-Year Action Plan (ri005q01) - \$1,787,422
Attachment R	FY2008 CFP 5-Year Action Plan (ri005r01) - \$417,398
Attachment S	Newport Resident Council (RAB) Comments (ri005s01)
Attachment T	Newport Housing Authority Responses to RAB Comments (ri005t01)
Attachment U	Statement of Progress in Meeting the Mission and Goals Outlined in the Current 5-Year Plan (ri005u01)



**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	10,000	246	246	246
3	0408 Management Improvements	42,926	42,926	42,926	42,926
4	1410 Administration	95,000	90,214	90,214	30,544
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	189,907	193,442	193,442	177,385
8	1440 Site Acquisition				
9	1450 Site Improvement	123,245	123,245	123,245	123,244
10	1460 Dwelling Structures	1,206,814	1,229,256	1,229,256	1,005,739
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition	155,314	143,877	143,877	0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>1,823,206</b>	<b>1,823,206</b>	<b>1,823,206</b>	<b>1,380,084</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: <b>RI43P00550105</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>RI 5-1</b>	Siding/roof	1460	1	539,142	561,584	561,584	382,834	Under Contract
<b>Park Holm</b>	<b>Sub total</b>			<b>539,142</b>	<b>561,584</b>	<b>561,584</b>	<b>382,834</b>	
<b>RI 5-2</b>	Fire alarms DeBlois	1460	8	37,500	37,500	37,500	26,719	Completed
<b>Chapel Terrace</b>	Boiler manifolds	1460	14	24,200	24,200	24,200	24,200	Completed
	Exterior paint	1460	14	154,822	154,822	154,822	154,822	Completed
	Dumpsters	1450	6	23,660	23,660	23,660	23,660	Completed
	<b>Sub total</b>			<b>240,182</b>	<b>240,182</b>	<b>240,182</b>	<b>229,401</b>	
<b>RI 5-3</b>	Demolition - Phase IV	1485	100	155,314	143,877	143,877	0	Under Contract
<b>Tonomy Hill</b>	<b>Sub total</b>			<b>155,314</b>	<b>143,877</b>	<b>143,877</b>	<b>0</b>	
<b>RI 5-4</b>	Gas line tie-ins	1450	10	35,245	35,245	35,245	35,245	Completed
<b>Edgar/Pond</b>	Boiler manifolds	1460	10	25,650	25,650	25,650	25,650	Completed
	Smoke detector/fire alarms	1460	76	217,000	217,000	217,000	203,328	Under Contract
	Dumpsters	1450	6	64,340	64,340	64,340	64,339	Completed
	<b>Sub total</b>			<b>342,235</b>	<b>342,235</b>	<b>342,235</b>	<b>328,562</b>	
<b>RI 5-5</b>	Coddington/Low Rise fire alarms	1460	60	208,500	208,500	208,500	188,186	Under Contract
<b>D/Manor</b>	<b>Sub total</b>			<b>208,500</b>	<b>208,500</b>	<b>208,500</b>	<b>188,186</b>	

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>HA-Wide</b>	Salaries & benefits	1410	1					
<b>Admin. Costs</b>	Executive Director	1410	1					
	Administrative Assistant	1410	1					
	Finance Director	1410	1					
	Mod/Maint Director	1410	1					
	Accountant	1410	1					
	<b>Sub total</b>			<b>95,000</b>	<b>90,214</b>	<b>90,214</b>	<b>30,544</b>	Under Acct. Posting
<b>HA Wide</b>	Operations	1406		10,000	246	246	246	Complete
	<b>Sub total</b>			<b>10,000</b>	<b>246</b>	<b>246</b>	<b>246</b>	Complete
<b>H.A.Wide</b>	Management Improvements							
	Resident Service Coordinator	1408	1	42,926	42,926	42,926	42,926	Complete
	<b>Sub total</b>			<b>42,926</b>	<b>42,926</b>	<b>42,926</b>	<b>42,926</b>	Complete
<b>A &amp; E</b>	Clerk of Works	1430	1	29,000	29,549	29,549	29,549	Complete
	Architects	1430	1	159,074	162,060	162,060	146,003	Complete
	Developer consultant	1430	1	1,833	1,833	1,833	1,833	Complete
	<b>Sub total</b>			<b>189,907</b>	<b>193,442</b>	<b>193,442</b>	<b>177,385</b>	

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

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

**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>RI43R00550105</b>			Federal FY of Grant: <b>2005</b>
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <b>9/30/07</b>		<input type="checkbox"/> Final Performance and Evaluation Report October, 2007			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	266,993		266,993	230,982
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	266,993		266,993	230,982
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				





**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/07		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	10,000	9,887	9,887	9,887
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	113,000	113,113	54,894	40,006
8	1440 Site Acquisition				
9	1450 Site Improvement	422,000	422,000	0	
10	1460 Dwelling Structures	571,619	571,619	65,340	39,840
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	436,185	436,185	33,661	33,661
13	1475 Nondwelling Equipment	25,827	25,827	25,827	25,827
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>1,578,631</b>	<b>1,578,631</b>	<b>189,609</b>	<b>149,221</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: <b>RI43P00550106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>RI 5-1</b>	Siding replacement	1460	1	416,279	416,279	0	0	
<b>Park Holm</b>	Site work - sidewalks	1450	1	25,000	25,000	0	0	
	Street lighting	1450		20,000	20,000	0	0	
	<b>Sub total</b>			<b>461,279</b>	<b>461,279</b>	0	0	
<b>RI 5-2</b>	Basement repairs	1460			0			
<b>Chapel Terrace</b>	Landscaping	1450	1	25,000	25,000	0	0	
	<b>Sub total</b>							
<b>RI 5-4</b>	Site lighting	1450	20	27,000	27,000	0	0	
<b>Edgar/Pond</b>	Storm drain betterment	1450	1	75,000	75,000	0	0	
	Exterior painting	1450	20	39,840	39,840	39,840	39,840	
	<b>Sub total</b>			<b>141,840</b>	<b>141,840</b>	<b>39,840</b>	<b>39,840</b>	
<b>RI 5-5</b>	Driveway circle	1450	1	200,000	200,000	0	0	
<b>Donovan Manor</b>	Donovan elevator upgrade	1460	2	25,500	25,500	25,500	0	
	<b>Sub total</b>			<b>225,500</b>	<b>225,500</b>	<b>25,500</b>	<b>0</b>	

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: <b>RI43R00550106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>RI 5-8</b>	Building generator	1460	1	40,000	40,000	0	0	
<b>Earl Avenue</b>	504/ADA work	1460		50,000	50,000	0	0	
	Sidewalks	1450		50,000	50,000	0	0	
	<b>Sub total</b>			<b>140,000</b>	<b>140,000</b>			
<b>PHA Wide</b>	Architects Fees & Costs	1430	1	90,000	90,113	31,894	31,894	
	Clerk of Works	1430	1	23,000	23,000	23,000	8,112	
	<b>Sub total</b>			<b>113,000</b>	<b>113,113</b>	<b>54,894</b>	<b>40,006</b>	
	PHA Wide Operations	1406	1	10,000	9,887	9,887	9,887	
	<b>Sub total</b>			<b>10,000</b>	<b>9,887</b>	<b>9,887</b>	<b>9,887</b>	



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

PHA Name: <b>The Housing Authority of the City of Newport, Rhode Island</b>		Grant Type and Number Capital Fund Program No: <b>RI43R00550106</b> Replacement Housing Factor No:					Federal FY of Grant: <b>2006</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
<b>RI 5-1 Park Holm</b>	7/18/08			7/18/10				
<b>RI 5-2 Chapel Terrace</b>	7/18/08			7/18/10				
<b>RI 5-3 Tonomy Hill</b>	7/18/08			7/18/10				
<b>RI 5-4 Pond/Edgar</b>	7/18/08			7/18/10				
<b>RI 5-5A Donovan Manor</b>	7/18/08			7/18/10				
<b>RI 5-5B Chapel/Coddington</b>	7/18/08			7/18/10				
<b>RI 5-8 Earl Avenue</b>	7/18/08			7/18/10				
<b>HA-wide:</b>								
<b>Operations</b>	7/18/08			7/18/10				
<b>Mgt. Improvement</b>	7/18/08			7/18/10				
<b>Fees &amp; Costs</b>	7/18/08			7/18/10				

**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>RI43R00550106</b>			Federal FY of Grant: <b>2006</b>
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <b>9/30/07</b>		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	322,396		193,421	193,421
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	322,396		193,421	193,421
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				





ATTACHMENT F (ri005f01)  
**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: <b>RI43P00550107</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <b>9/30/07</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	178,742			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	194,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	350,411			
10	1460 Dwelling Structures	368,420			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	106,579			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	589,270			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>1,787,422</b>		0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: <b>RI43R00550107</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>RI 5-3</b>	Soil remediation Phase I	1450	1	185,000				
<b>Tonomy Hill</b>	Site work Phase I	1450	1	165,411				
	<b>Sub total</b>			<b>350,411</b>				
<b>RI 5-2</b>	Basement repairs	1460	16	148,420				
<b>Chapel Terrace</b>	<b>Sub total</b>			<b>148,420</b>				
<b>RI 5-5</b>	Entrance addition	1460	1	220,000				
<b>Donovan Manor</b>	<b>Sub total</b>			<b>220,000</b>				
<b>Development</b>	Homeownership units	1499	8	589,270				
	<b>Sub total</b>			<b>589,270</b>				
<b>HA-wide</b>	Executive Director	1410	1					
<b>Admin. Costs</b>	Finance Director	1410	1					
	Maintenance Director	1410	1					
	Administrative Assistant	1410	1					
	Payroll/Payable Accountant	1410	1					
	<b>Sub total</b>			<b>178,742</b>				



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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program No: <b>RI43R00550106</b> Replacement Housing Factor No:					Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
<b>RI 5-2 Chapel Terrace</b>	9/12/09			9/12/11				
<b>RI 5-3 Tonomy Hill</b>	9/12/09			9/12/11				
<b>RI 5-5 Donovan Manor</b>	9/12/09			9/12/11				
<b>HA-wide:</b>								
<b>Operations</b>	9/12/09			9/12/11				
<b>Mgt. Improvement</b>	9/12/09			9/12/11				
<b>Administrative</b>	9/12/09			9/12/11				
<b>Fees &amp; Costs</b>	9/12/09			9/12/11				
<b>Non-Dwelling Structures</b>	9/12/09			9/12/11				
<b>Development</b>	9/12/09			9/12/11				

**ATTACHMENT G (ri005g01)**  
**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: The Housing Authority of the City of Newport, Rhode Island</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>RI43R00550107</b>			<b>Federal FY of Grant:</b> <b>2007</b>
<input checked="" type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b>		<input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b>	
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>			<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>		
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	417,398		0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	417,398		0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				





**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: RI43P00550108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	178,422			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	165,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000			
10	1460 Dwelling Structures	98,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	500,000			
13	1475 Nondwelling Equipment				
14	1485 Demolition	600,000			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	196,000			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>1,787,422</b>		0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program Grant No: <b>RI43P00550108</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>RI 5-3</b>	Demolition – Phase V	1485	125	796,000				
<b>RI005000001P</b>	Gray Center renovations	1470	1	500,000				
	<b>Sub total</b>			<b>1,100,000</b>				
<b>AMP 4</b>	Edgar sidewalks	1450	1	50,000				
<b>Edgar/Pond</b>	<b>Sub total</b>			<b>50,000</b>				
<b>AMP 4</b>	Exterior paint & doors	1460	18	68,000				
<b>Coddington St.</b>	<b>Sub total</b>			<b>68,000</b>				
<b>AMP 4</b>	Exterior paint	1460	1	30,000				
<b>Earl Avenue</b>	<b>Sub total</b>			<b>30,000</b>				
<b>AMP 1</b>	<b>Sub total</b>							
<b>HA-wide</b>	Salaries & benefits	1410						
<b>C.O.C.C.</b>	Executive Director	1410	1					
	Administrative Assistant	1410	1					
	Finance Director	1410	1					
	Mod/Maint Director	1410	1					
	Accountant	1410	1					
	<b>Sub total</b>			<b>178,422</b>				



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

PHA Name: The Housing Authority of the City of Newport, Rhode Island		Grant Type and Number Capital Fund Program No: <b>RI43P00550108</b> Replacement Housing Factor No:					Federal FY of Grant: <b>2008</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>RI 5-3 Tonomy Hill</b>	9/30/10			9/30/12			
<b>RI005000001P</b>							
<b>AMP 4 Pond/Edgar</b>	9/30/10			9/30/12			
<b>AMP 4 Chapel/ Coddington</b>	9/30/10			9/30/12			
<b>HA-wide:</b>							
<b>Administrative</b>	9/30/10			9/30/12			
<b>Fees &amp; Costs</b>	9/30/10			9/30/12			
<b>Development</b>	9/30/10			9/30/12			
<b>RI 5-8 Earl Avenue</b>	9/30/10			9/30/12			

**ATTACHMENT I (ri005i01)**  
**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: The Housing Authority of the City of Newport, Rhode Island</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>RI43R00550108</b>			<b>Federal FY of Grant:</b> <b>2008</b>
<input checked="" type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b>		<input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b>	
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>			<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>		
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	417,398			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	417,398			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				





**ATTACHMENT J (ri005j01)**

**VIOLENCE AGAINST WOMEN ACT (VAWA)  
STATEMENT OF PROCEDURES  
PUBLIC HOUSING AND SECTION 8 PROGRAMS**

In order to comply with all requirements outlined in the “Violence Against Women Act (VAWA) and Department of Justice Reauthorization Act of 2005” the Housing Authority of the City of Newport, Rhode Island will utilize the following procedures:

The PHA will not deny the selection, admission or termination of assistance to individuals for reasons related to incidents of domestic violence in which they are a victim.

An applicant or participant who is, or has been, a victim of domestic violence, dating violence or stalking is not an appropriate basis for denial of program assistance or for denial of admission of an otherwise qualified applicant.

Any incidents of actual or threatened domestic violence, dating violence or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence and shall not be good cause for terminating the assistance, tenancy or occupancy rights of the victim of such violence.

Criminal activity directly relating to domestic violence, dating violence or stalking engaged in by a member of a tenant’s household or any guest or other person under the tenant’s control shall not be cause for termination of tenancy occupancy rights if the tenant or an immediate member of the tenant’s family is the victim, or threatened victim of that domestic violence, dating violence or stalking.

Criminal activity directly relating to domestic violence, dating violence or stalking shall not be considered cause for termination of assistance for any participant or immediate member of a participant’s family who is a victim of domestic violence, dating violence or stalking.

A PHA may terminate assistance or an owner/manager may bifurcate the lease to terminate assistance to remove a lawful occupant or tenant who engages in criminal acts of violence to family members to others without terminating assistance or evicting victimized lawful occupants.

A PHA, owner or manager is authorized to honor court orders regarding rights of access or control of the property.

Nothing limits the ability of an owner, manager or PHA to evict or terminate assistance for other good cause unrelated to the incident or incidents of domestic violence, provided that the victim is not subject to a “more demanding standard” than non-victims.

Nothing is to prohibit termination or eviction if the owner, manager or PHA “can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property” or PHA “if that tenant is not evicted or terminated from assistance.”

Nothing in this section shall be construed to supersede any provision of any federal, state or local law that provides greater protection than this section for victims of domestic violence, dating violence or stalking.

A PHA may not deny portable voucher assistance to a tenant who violated previous assisted lease terms solely in order to move out quickly because of fear of domestic violence. A PHA may not terminate or deny portable voucher assistance to a tenant who is otherwise in compliance with program rules, moved out of a previous assisted unit in order to “protect the health and safety of an individual who is or has been the victim of domestic violence, dating violence or stalking and who reasonably believed he or she was imminently threatened by harm from further violence if he or she remained in the assisted dwelling unit.”

Section 8 (ee) of the VAWA Act, provides for certification by the individual of his or her status as a victim of domestic violence, dating violence or stalking in order to qualify for the protections implemented in the statute and provide confidentiality of that certification.

The PHA requires that an individual certify via a HUD-approved certification form that the individual is a victim of domestic violence, dating violence or stalking. The PHA will require submission of certification within 20 days of the PHA’s request. If the certification is not received within 20 days of the PHA’s request, the family will be referred for termination.

Information provided by the victim pursuant to the certification shall be retained in confidence and not entered into any shared database nor provided to any related entity except when the individual consents to disclosure in writing, required for use in eviction proceedings or otherwise required by law.

The PHA will inform tenants of their rights as domestic violence or stalking victims and inform owners and managers of their rights and obligations under VAWA.

This information will be incorporated into both the Section 8 Tenant and Landlord Briefing Packets. The PHA lease and HAP Contract will explicitly include the information that an incident of domestic violence or stalking does not qualify as a serious or repeated violation of the lease, and the criminal activity directly relating to domestic violence, dating violence, or stalking does not constitute grounds for termination of a tenant; and that new confidentiality provisions govern the disclosure of information under the law.

Domestic violence includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.

Dating violence committed by a person who:

- a) Is, or has been, in a social relationship of a romantic or intimate nature with the victim; and
- b) where the existence of such a relationship shall be determined based on a consideration of the following factors:
  - (i) The length of the relationship,
  - (ii) The type of relationship.
  - (iii) The frequency of interaction between the persons involved in the relationship.

Stalking, to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and to place under surveillance with the intent to kill, injure, harass, or intimidate another person; and in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to:

- (i) that person,
- (ii) a member of the immediate family of that person;
- (iii) the spouse or intimate partner of that person

Immediate Family Member with respect to a person:

- a) a spouse, parent, brother, sister or child of that person, or an individual to whom that person stands in loco parentis; or
- b) any other person living in the household of that person and are related to that person by blood or marriage.

**ATTACHMENT K (ri005k01)**

**MEMBERS OF THE RESIDENT ADVISORY BOARD**

Warren, Cindy B.

Gibbs, Karen

Hall, Jade

Harris, Yvette

McCauley, Frank

Whitmire, Catherine

**ATTACHMENT L (ri005101)**

**RESIDENT MEMBERS OF THE PHA GOVERNING BOARD**

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

## **ATTACHMENT M (ri005m01)**

### **COMMUNITY SERVICE REQUIREMENT POLICY**

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

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

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

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

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

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

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

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

## **ATTACHMENT N (ri005n01)**

### **PET POLICY**

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

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

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

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

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

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

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

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

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

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

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

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

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

## **ATTACHMENT O (ri005o01)**

### **SECTION 8 HOMEOWNERSHIP**

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

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

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

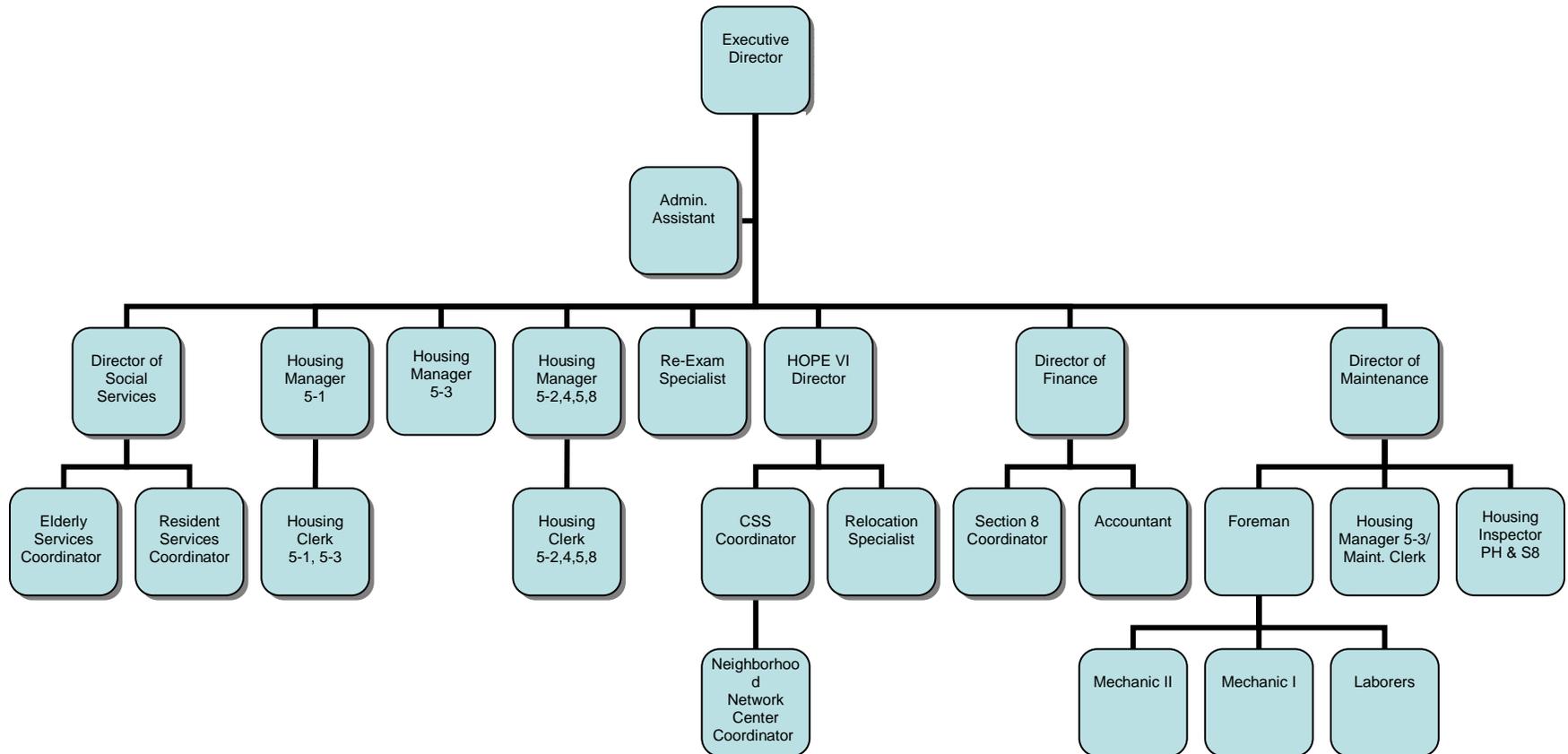
### **SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT**

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

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

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

**ATTACHMENT P (ri005p01)**  
**PHA MANAGEMENT ORGANIZATION CHART**



**ATTACHMENT Q (ri005q01)**

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

**Part I: Summary**

PHA Name Newport Housing Authority		Newport, Newport County, Rhode Island		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2012	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2013
	Annual Statement				
<b>AMP 1 Park Holm</b>		908,700	730,700	1,533,700	1,533,700
<b>AMP 2 Chapel Terr.</b>		0	10,000	20,000	25,000
<b>RI005000001P Tonomy Hill</b>		700,000	700,000	0	0
<b>AMP 4 Pond/Edgar</b>		0	25,000	30,000	25,000
<b>AMP 5 Donovan Manor</b>		0	0	0	0
<b>AMP 4 Chapel/ Coddington</b>		0	0	0	0
<b>AMP 4 Earl Avenue</b>		0	20,000	25,000	25,000
<b>C.O.C.C.</b>		0	123,000	0	0
		178,722	178,722	178,722	178,722
CFP Funds Listed for 5-year planning		<b>1,787,422</b>	<b>1,787,422</b>	<b>1,787,422</b>	<b>1,787,422</b>
Replacement Housing Factor Funds		<b>417,398</b>	<b>417,398</b>	<b>417,398</b>	<b>417,398</b>

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2009 PHA FY: 2010			Activities for Year: <u>3</u> FFY Grant: 2010 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<b>AMP 1</b> <b>Park Holm</b>	Siding/roof	774,700	<b>AMP 1</b> <b>Park Holm</b>	Siding/roof	651,700
Annual		<b>Sub total</b>	<b>774,700</b>		<b>Sub total</b>	<b>651,700</b>
Statement		A&E, Clerk	<b>134,000</b>		A&E, Clerk	79,000
	<b>AMP 2</b>		0	<b>AMP 2</b>		0
	<b>Chapel Terrace</b>		<b>0</b>	<b>Chapel Terrace</b>		<b>10,000</b>
	<b>RI005000001P</b>		0	<b>RI005000001P</b>		0
	<b>Tonomy Hill</b>		<b>0</b>	<b>Tonomy Hill</b>		<b>0</b>
	<b>AMP 4</b>		0	<b>AMP 4</b>		0
	<b>Pond/Edgar</b>		<b>0</b>	<b>Pond/Edgar</b>		<b>25,000</b>
	<b>AMP 4</b>		0	<b>AMP 4</b>		0
	<b>Chapel/Codd. Streets</b>		<b>0</b>	<b>Chapel/Codd. Streets</b>		<b>20,000</b>
	<b>AMP 4</b>		0	<b>AMP 4</b>	Replace siding	123,000
	<b>Earl Avenue</b>		<b>0</b>	<b>Earl Avenue</b>	<b>Sub total</b>	<b>123,000</b>
	<b>AMP 5</b>					
	<b>Donovan Manor</b>		0	<b>AMP 5</b>		0
				Donovan Manor		
<b>Total CFP Estimated Cost</b>			\$1,787,422			\$1,787,422

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

Activities for Year : <u>2</u> FFY Grant: 2009 PHA FY: 2010			Activities for Year: <u>3</u> FFY Grant: 2010 PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>Administration</b>	Salaries & benefits		<b>Administration</b>	Salaries & benefits	
<b>C.O.C.C.</b>	Executive Director			Executive Director	
	Administrative Asst.			Administrative Asst.	
	Finance Director			Finance Director	
	Mod/Maint. Director			Mod/Maint. Director	
	Accountant			Accountant	
	<b>Sub total</b>	<b>178,722</b>		<b>Sub total</b>	<b>178,722</b>
<b>Development</b>	Homeownership units	700,000	<b>Development</b>	Homeownership units	700,000
<b>RI005000001P</b>	<b>Sub total</b>	<b>700,000</b>		<b>Sub total</b>	<b>700,000</b>
<b>C.O.C.C</b>	A&E				
	Architects	105,000	<b>A &amp; E</b>	Architects	105,000
	Clerk of Works	29,000		Clerk of Works	29,000
	<b>Sub total</b>	<b>134,000</b>		<b>Sub total</b>	<b>134,000</b>
<b>AMP 1</b>	Architects	105,000		Architects	50,000
<b>Park Holm</b>					
<b>AMP 2</b>					
<b>Chapel Terrace</b>	Architects	0		Architects	10,000
<b>AMP 4</b>					
<b>Pond/Edgar</b>	Architects	0		Architects	25,000
<b>AMP 5</b>					
<b>Chapel/Coddington</b>	Architects	0		Architects	20,000
<b>Total CFP Estimated Cost</b>		<b>1,787,422</b>			<b>1,787,422</b>

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

Activities for Year : <u>4</u> FFY Grant: 2011 PHA FY: 2012			Activities for Year: <u>5</u> FFY Grant: 2012 PHA FY: 2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
AMP 1	Siding/roof	1,429,700	RI 5-1 AMP 1	Siding/roof	1,474,700
Park Holm	<b>Sub total</b>	<b>1,429,700</b>	Park Holm	<b>Sub total</b>	<b>1,474,700</b>
	A&E, Clerk	104,000		A&E, Clerk	59,000
AMP 2		0	RI 5-2 AMP 2		0
Chapel Terrace	A&E	20,000	Chapel Terrace	A&E	25,000
RI005000001P		0	RI 5-3 AMP 1		0
Tonomy Hill		0	Tonomy Hill		0
AMP 4		0	RI 5-4 AMP 4		0
Pond/Edgar	A&E	30,000	Pond/Edgar	A&E	25,000
AMP 4		0	RI 5-5 AMP 4		0
Chapel/Codd. Street	A&E	25,000	Chapel/Codd. Street	A&E	25,000
AMP 4		0	RI 5-8 AMP 4		0
Earl Avenue		0	Earl Avenue		0
AMP 5		0	AMP 5		0
Donovan Manor		0	Donovan Manor		0
Administration	Salaries & benefits		C.O.C.C	Salaries & benefits	
C.O.C.C.	Executive Director			Executive Director	
	Administrative Asst.			Administrative Asst.	
	Finance Director			Finance Director	
	Mod/Maint. Director			Mod/Maint. Director	
	Accountant			Accountant	
	<b>Sub total</b>	<b>178,722</b>		<b>Sub total</b>	<b>178,722</b>
<b>Total CFP Estimated Cost</b>		\$continued			\$continued

**ATTACHMENT R (ri005r01)**

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

**Part I: Summary**

PHA Name Newport Housing Authority		Newport, Newport County, Rhode Island		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2012	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2013
	Annual Statement				
<b>Tonomy Hill</b>		417,398	417,398	417,398	417,398
<b>RI005000001P</b>					
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds		<b>417,398</b>	<b>417,398</b>	<b>417,398</b>	<b>417,398</b>

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2009 PHA FY: 2010			Activities for Year: <u>3</u> FFY Grant: 2010 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	RI005000001P Tonomy Hill	Construct new units	417,398	RI 5-3 Tonomy Hill	Construct new units	417,398
Annual Statement						
<b>Total CFP Estimated Cost</b>			417,398			417,398



**ATTACHMENT S (ri005s01)**

**NEWPORT RESIDENT COUNCIL (RAB) COMMENTS**

**TO:** James Reed & HACN Commissioners

**FROM:** Robert Sabel

**RE:** Proposed Annual Plan for 2008

**DATE:** 12/18/07

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The following comments are submitted on behalf of the individual residents of the Newport Housing Authority with regard to the Authority's 2008 proposed Annual Plan.

1. **Transfers** – There has been some confusion regarding the transfer policies at the Housing Authority. Prior to the HOPE VI activities a transfer policy was established that generally stated that with respect to internal transfers, one transfer would be permitted for each admission from outside the HACN. This policy has been applied at times to deny a medically/reasonable accommodation transfer until there have been 5 admissions for similar sized units. I do not believe this was the intent of the original policy, and I do not believe such a policy would be legal under federal law and regulation. Those seeking a reasonable accommodation are entitled by law to have the generally applicable rule waived in light of their medical/disability need. I understood the original rule to apply to tenant requested transfers for non disability related reasons and not Housing Authority required or disability related transfers.

I am also concerned that the 5:1 ratio may not make sense even for the tenant requested transfers in light of the reduced size of the Housing Authority. There are fewer units and therefore fewer turnovers. This translates into a much longer wait for tenant requested transfers. Many of those requests are for very good reasons even though they are not disability related. For this reason, I would urge that the 5:1 rule be revisited during 2008 to determine if it reflects an appropriate policy under these changed circumstances.

2. **Limited English Proficiency (LEP) Residents** – There has been a marked increase in the number of residents, mostly of Hispanic ethnicity, that have a relatively weak command of English. This is particularly true with respect to written materials. Federal law indicates that the more important the matter being communicated, the more important it is to have the document translated. Termination notices, rent adjustments and leases would seem to me to be obvious examples. In addition, I believe any new openings for jobs in the management office should preference to Spanish speakers. I do not believe these issues have been adequately addressed by the Housing Authority.
3. **Grievance Procedure Changes**- The Housing Authority has recently proposed a major change in its grievance procedure. A number of residents have requested I comment on their concerns regarding these changes. The changes proposed would have a major impact on the grievance process which has been in continuous use, and essentially unchanged, for the last 30 years.



I would urge that the current procedure has served both the Housing Authority and the tenants well and that no significant benefit, and perhaps some significant deficits, will result from the proposed changes.

The HACN has on occasion expressed some dissatisfaction with the BOTA process generally because BOTA has rendered a decision favorable to the tenant. Obviously, any time there is an independent hearing officer or panel, there will be times when a decision does not seem right to one party or the other. That does not mean that the process is flawed. It may simply mean that one's case was not as compelling as one thought. It could also mean that the decision was wrongly decided – poor decisions do happen on occasion at all hearing bodies. However, the more appropriate consideration is whether the hearing body generally gets it right.

It would seem that the HACN has little to complain of in this regard as it is the prevailing party in the overwhelming majority of cases. In cases involving violent criminal activity or felony drug cases the HACN almost always wins the hearing and these are cases not involving the tenant but someone associated in some way with the tenant, such as a boyfriend, grandson, etc. In many of these cases we advise the tenant not to even request a BOTA hearing as there is no chance they will receive a favorable decision.

It is also very important to recognize that the hearing process serves a function that is not available in court proceedings – which is to provide a resolution on the basis of fairness to both parties addressing the concerns of the Housing Authority while allowing the tenant family to avoid homelessness. Court decisions are generally black and white with one party winning and the other losing. This is often not the best resolution for either party. Although the parties in court proceedings can agree on a settlement which they think reasonable, the court will take little or no action to reach such a resolution. However, the BOTA or other hearing mechanism is in a unique position to encourage, broker or impose a reasonable resolution.

It is important to remember that tenants in public housing often have few other housing options. An eviction from the HA commonly results in homelessness. This kind of displacement can have a traumatic and lasting impact on the children affected to the detriment of not only the child, but society generally. Presumably, the HACN does not want to evict any tenants unless it is faced with no good alternative. The BOTA often provides a forum where those alternatives can be explored. The court does not.

I am also concerned that the sweep of the proposed change is too broad. By utilizing the term “Any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises” the proposed language will allow almost any criminal activity to arguably be a basis for bypassing BOTA. For example, playing a car radio too loud is arguably a crime which one can be fined and it can interfere with others peaceful enjoyment. I would suggest that such cases do not warrant termination of tenancy of an entire family without all other options explored, are not well suited for court, and lend themselves more to a satisfactory resolution through the administrative process. I also foresee many disputes arising regarding whether the particular criminal activity alleged qualifies under this definition – that is, legal argumentation rather than resolution.



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Finally I would suggest that if changes in the grievance procedure are made, such changes should be limited to excepting from BOTA claims involving violent criminal activity and felony drug activity. This would cover practically all cases the HACN would normally consider matters of urgency.

As I indicated at the last Commissioners meeting, I also think there are serious legal impediments to these proposed changes. HUD as already determined that the state law creating BOTA, which covers all grievance requests, is not preempted by HUD regulations. I realize your attorney has crafted an argument based on a RI court decision that limits the reach of BOTA. Because he may or may not be correct, I urge you to consider limiting the reach of the proposed change as I have suggested.

Your consideration of the foregoing comments will be much appreciated.

**ATTACHMENT T (ri005t01)**

**NEWPORT HOUSING AUTHORITY RESPONSES TO RAB COMMENTS**

The Board of Commissioners of the Housing Authority of the City of Newport (HACN) received NO comments by the RAB Council in regards to the FY 2008 Annual Plan.

## **Comments Received at Public Hearing of January 2, 2008**

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

### **1). Transfers**

The Authority closed the waiting list for our family developments in anticipation to appropriately respond to the Hope 6 households seeking relocation to a public housing unit. These relocation needs were accomplished in phases and the Authority was able to address some onsite transfers in Park Holm and Chapel Terrace during the Hope 6 relocation efforts. Management maintains an active waiting list for residents who need larger or smaller units. Some transfers have been done since the completion of all Hope 6 transfers in September.

The Authority will soon open the waiting list to the general public and will evaluate the needs of applicants and the needs of current residents to determine whether the current transfer ratio should be modified. We recognize the patience of the current residents and will give that factor strong consideration. It is anticipated we will meet with the commenter in March and determine appropriate action that benefits both current residents and applicants.

### **2). Limited English Proficiency (LEP) Residents**

The Authority is sensitive to the needs of LEP residents and our communication efforts to insure clarity and understanding in our written and verbal communications. Beginning this past spring and summer we sponsored Spanish education classes at the local community college for many staff members. Additionally, we arranged with a translation service to translate documents such as the Notice of Grievance Procedure Changes and Election notices for Resident Commissioners.

The Authority posted a management position in August, 2007 and we included language for Spanish speaking. The person who was selected attended the education classes noted above. It is our intent to continue this practice in any new openings for jobs in the management office.

### **3). Grievance Procedure Changes**

The intent of the changes are to enable the Authority to pursue in a more timely manner the termination of tenancy or eviction of residents and/or household members involved in the activity outlined in the notice to residents. The Code of Federal Regulations allows the Housing Authority to exclude from its grievance hearing procedure any grievance concerning a termination of tenancy or eviction that involves the activity noted in the notice. The Authority wishes to immediately commence an eviction action in accordance with state law based upon the circumstances noted in the notice. A public hearing has been scheduled before our Board of Commissioners to receive any additional comments beyond the written comment period.

## **ATTACHMENT U (ri005u01)**

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

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

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

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

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

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

HACN procured a new developer for Phase IV last year and Valley Affordable Housing Corporation (VAHC) out of Cumberland, RI was selected. VAHC is demolishing 123 units in Phase IV this summer and replacing them with 37 new tax credit rental units and 7 new homeownership units, which will begin construction this fall.

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

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

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

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

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

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

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

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

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

The HACN initiated a program a number of years ago designed to engage residents to keep the property free of debris and work toward better trash disposal. The program, "Keep it Clean", continues annually and was expanded to include a "Road Show" which is designed to bring staff,

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

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

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

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

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

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

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

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

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