

5.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Below is a listing of some goals and objectives important for the next year:

- HCV Section 8 Home Ownership
- Submit HUD 811 application in the Fall, 2009 and a HUD 202 application in 2010 NOFA
- Work with Newport County Affordable Housing Development Corporation in seeking funds for affordable housing and services benefiting persons within our communities.
- Continue to expand Resident Services and improve our Community Facilities to allow education, social and recreational opportunities for our residents.
- Continue improving our procurement processes using N.A.H.R.O.'s e-procurement for technical assistance.
- Seek an extension of the Designation Plan for Donovan Manor.

Energy related goals:

- Develop a system for monitoring utility consumption in common areas and apartments.
- Develop and implement an energy conservation strategy.
- Evaluate current excess utility charges to households.
- Participate in the PHARI energy consortia.
- Conduct a feasibility analysis for renewable energy production on HACN land.
- Conduct an energy audit for all properties.

Complete the demolition of the Tonomy Hill vacant buildings as part of Newport Heights Phase 5.

Continue with the strategies and plans for the improvements to Park Holm:

- Segment #1 – Renovations
- Segment #2 – Mid-rise building for one bedroom elderly apts. & services (may include selective demolition to complete 202 site).
- Segment #3 – possibly replace a few buildings in areas that might benefit the renovation work with new units which will replace certain buildings identified in the Master Plan. The intent is to consider completing individual neighborhoods.
- Work with RI Dept. of Admin., RIDE and East Bay MET to build an addition on the Florence Gray Center parcel.
- Conduct a Physical Needs Assessment of all properties.
- Conduct a needs assessment of services for the residents of Coddington Manor.
- Begin stages for a "CSS" type resident services program in Park Holm.
- Survey residents for a needs assessment for services in Park Holm including a new program "Helping Students Succeed" with expansion potential to Chapel Terrace.
- Develop a plan for an elderly fitness center in collaboration with Visiting Nurses Services at Donovan Manor.
- Assess and maximize use of HACN non-residential space.

Staff Development and Training.

- Continue Risk Management Committee and their proactive work to reduce injury and claims.
- Implement Flat Rents over a two year period.
- Reinstate a security deposit process.
- Evaluate its ACOP as it relates to resident transfers.
- Continue to work with the Newport Residents Council and residents regarding issues such as crime prevention, healthy housing, parking policy, resident services and other activity as appropriate.
- Prepare, review and implement a "Smoke Free" Housing Policy.
- Prepare, review and implement a Smoke Detector policy.
- Update the charges for maintenance repairs and service.
- Explore and implement an advance vacate notification process and lease amendments as necessary.
- Review and make changes to the current lease necessary to comply with the Authority's operations and policies.
- A summer employment program hiring a number of youth residing in our developments.
- Explore opportunities for an FSS program for HCV households.
- Develop affordable housing units on vacant land owned by HACN.
- Continue to develop and implement an Operations Plan Authority-wide.

PHA Plan Update

6.0

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

- ACOP & Section 8 Administration Plan
- Smoke Free Housing Policy
- Smoke Detector Policy

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

- Main Administrative office of the PHA
- PHA Development Management Offices
- PHA Local Offices
- Main Administrative Office of the Local Government
- Newport Resident Council Administration Office

DEMOLITION AND DISPOSITION

The Housing Authority of Newport intends to have demolition and disposition activity in 2010. Such activity shall be:

• **DEMOLITION**

The Authority obtained approval from HUD to demolish the remaining 27 vacant buildings in Tonomy Hill AKA Newport Heights Phase 5. Beginning in the Fall of 2009 this work will begin and continued through the first 6 months of 2010. The land will remain cleared and will be the future of newly constructed homes. The construction date TBD.

√ Property Name: Tonomy Hill
AMP 1 – RI00500001P
Activity: Demolition
Status: Approved
Date Approved: 08/09/06
Number of units: 102
Timeline: October, 2009 – June, 2010

The Authority began renovations to Park Holm buildings with a construction contract for 10 buildings. Additional buildings may be added as funds become available. Currently, the Authority is using ARRA and CAPITAL funds for this work. Some buildings in Park Holm have been identified for demolition as part of the Master Plan completed by the architects and approved by the Board of Commissioners. Residents were involved in the development of the Master Plan.

√ Property Name: Park Holm
AMP 1
Activity: Possible demolition of three buildings or more to allow for resident parking and other site improvements as deemed necessary to complete Park Holm Phase One renovations and begin work on new -construction of 202 (if funded).
Status: Planned Application
Potential Submission: Spring, 2010
Number of Units: 6
Timeline: Spring, 2010

• **DISPOSITION**

The Authority is working with the East Bay MET School (MET), R.I. Department of Education (RIDE) and R.I. Department of Administration (DOA) to build an addition on the Florence Gray Center (FGC) parcel. Included in this activity will be the sale of the John Gallagher building on the west side of the FGC. The disposition will allow the East Bay MET School to increase enrollment to 120 students. This activity has the support of The Newport Residents Council and is determined to be a benefit to the Authority's residents.

7.0

√ Property Name: Florence Gray Center
AMP 1-RI00500001P
Activity: Sale of 1.4 acres of land
Sale of the John Gallagher Building
Status: Spring, 2010
Potential Submission: Spring, 2010
Number of Units: Non-Residential Use
Timeline: Spring , 2010

The Authority intends to submit a HUD 811 funding application for a newly constructed 10 unit building on land at 133 Beacon Street. This activity will allow for 10 one bedroom apartments with supportive services in partnership with the James L. Maher Center.

√ Property Name: 133 Beacon Street
AMP 1 – RI00500001P
Activity: Construction of 10 apartments
Supportive Services
Status: Planned Submission
Potential Submission: December, 2010
Number of Units: Land Only
Timeline: December, 2010

7.0 CTD
 •

Development:

Demolition of 27 existing vacant buildings in Tonomy Hill.
 This work may include work to remove utility connections by a few abutters in Middletown who are connected to our sanitation lines in Tonomy Hill.

HUD 811 funding to develop 10 units of affordable, supportive housing for persons with disabilities with services provided by the James L. Maher Center.

Park Holm Master Plan work for renovations and other segments which may include some demolition and new construction.

HACN intends to use its Housing Replacement Funds as part of our mixed finance development.

Dispose part of the Florence Gray Center parcel to the State for the construction of a school building.

Project Based Vouchers:

HACN will look for opportunities to use its HCV Section 8 vouchers as project based vouchers.

8.0 **Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable. (SEE ATTACHMENT PAGES FOR 8.0-8.3)

8.1 **Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

8.2 **Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

8.3 **Capital Fund Financing Program (CFFP).**
 Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

Housing Needs of Families on the Waiting List (PUBLIC HOUSING)

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- 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 | 246 | 100% | 22 |
| Extremely low income <=30% AMI | 220 | 90 | |
| Very low income (>30% but <=50% AMI) | 20 | .08 | |
| Low income (>50% but <80% AMI) | 6 | .02 | |
| Families with children | 226 | 91 | |
| Elderly families | 11 | 4 | |
| Families with Disabilities | 9 | 0 | |
| Race/ethnicity | White 111 | 45 | |
| Race/ethnicity | Black 56 | 22 | |
| Race/ethnicity | Am Indian 8 | 3 | |
| Race/ethnicity | Asian 0 | Hawaiian (0%) | |
| | Unknown: 71 | (69%) | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 95 | 39 | 6 |
| 2 BR | 99 | 40 | 16 |
| 3 BR | 43 | 18 | 0 |
| 4 BR | 6 | 2 | 2 |

| | | | | | | | |
|--|---------------|---------------------|-----------------|---------|--------------------|------|---------------|
| 5 BR | 3 | 2 | 0 | | | | |
| 5+ BR | | | | | | | |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | | | | | |
| If yes: | | | | | | | |
| HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? N/A | | | | | | | |
| Does the PHA expect to reopen the list in the PHA Plan year? | | | | | | | |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | | | | | |
| Housing Needs of Families on the Waiting List (SECTION 8) | | | | | | | |
| 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 | 770 | 100% | 22 | | | | |
| Extremely low income <=30% AMI | 602 | 79% | | | | | |
| Very low income (>30% but <=50% AMI) | 133 | 18% | | | | | |
| Low income (>50% but <80% AMI) | 33 | 5% | | | | | |
| Families with children | 705 | 92% | | | | | |
| Elderly families | 34 | 5% | | | | | |
| Families with Disabilities | 31 | 4% | | | | | |
| Race/ethnicity | White 403 | 53% | | | | | |
| Race/ethnicity | Black 157 | 21% | | | | | |
| Race/ethnicity | Am Indian 23 | 3% | | | | | |
| Race/ethnicity | Asian 6 | 1% | | | | | |
| Characteristics by Bedroom Size (Public Housing Only) | N/A | N/A | | | | | |
| 1BR | | | | | | | |
| 2 BR | | | | | | | |
| 3 BR | | | | | | | |
| 4 BR | | | | | | | |
| 5 BR | | | | | | | |
| 5+ BR | | | | | | | |
| Housing Needs of Families in the Jurisdiction by Family Type | | | | | | | |
| Family Type | Overall | Afford- ability | Supply | Quality | Access- ibility | Size | Loca- tion |
| Income <= 30% of AMI | 879 | 5 | 5 | 5 | 5 | 5 | 5 |
| Income >30% but <=50% of AMI | 574 | 5 | 5 | 4 | 2 | 3 | 4 |
| Income >50% but <80% of AMI | 593 | 4 | 4 | 4 | 1 | 3 | 3 |
| Elderly | 433 | 5 | 4 | 5 | 4 | 3 | 3 |
| Families with Disabilities | 193 | 5 | 5 | 5 | 5 | 5 | 5 |
| Race/Ethnicity – White | 1297 | 5 | 5 | 5 | 5 | 5 | 5 |
| Race/Ethnicity – Black | 654 | 5 | 5 | 5 | 5 | 5 | 5 |
| Race/Ethnicity – Indian | 93 | 5 | 5 | 5 | 5 | 5 | 5 |
| Race/Ethnicity - Other | 2 | 5 | 5 | 5 | 5 | 5 | 5 |
| Housing Needs of Families on the Waiting List (PUBLIC HOUSING ELDERLY/DISABLED) | | | | | | | |
| Waiting list type: (select one) | | | | | | | |
| <input type="checkbox"/> Section 8 tenant-based assistance | | | | | | | |
| <input checked="" type="checkbox"/> Public Housing Elderly /Disabled | | | | | | | |
| <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 | 83 | | | | | | |

| | | | |
|--|-------------|------|--|
| Extremely low income <=30% AMI | 81 | 97 | |
| Very low income (>30% but <=50% AMI) | 2 | 2 | |
| Low income (>50% but <80% AMI) | 10 | 0 | |
| Families with children | 0 | | |
| Elderly families | 30 | 36 | |
| Families with Disabilities | 66 | 79 | |
| Race/ethnicity | White 76 | 91 | |
| Race/ethnicity | Black 5 | 6 | |
| Race/ethnicity | Am Indian 1 | 1 | |
| Race/ethnicity | Asian 0 | 0 | |
| Race/ethnicity | Hispanic 1 | 1 | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 83 | 100% | |
| 2 BR | | | |
| 3 BR | | | |
| 4 BR | | | |
| 5 BR | | | |
| 5+ BR | | | |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? N/A Does the PHA expect to reopen the list in the PHA Plan year? N/A Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | |

Strategy for Addressing Housing 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

9.1

- Employ effective maintenance and management policies to minimize the number of public housing units off-line.
- Reduce turn over 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 effectively screening Section 8 applicants to increase owner acceptance of program.
- Affirmatively market to local non-profit agencies that assist families with disabilities.
- Applied for HUD 811 funding – Supportive housing for people with disabilities.
- Affirmatively market to races/ethnicities shown to have disproportionate housing needs.
- 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.
- 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.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.
- 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.
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing & Tenant based Section 8 assistance.
- Adopt rent policies to support and encourage work.
- Employ admissions preferences aimed at families who are working.
- Adopt rent policies to support and encourage work.

Additional Information. Describe the following, as well as any additional information HUD has requested.

10.0

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5- Year Plan.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”.

A substantial change to the Housing Authority of the City of Newport’s 5-Year Plan is defined as any change to the overall mission or to the goals and objectives outlined in the plan.

A significant amendment or modification of the 5-Year Plan or Annual Plan includes major deviations from any activities proposed, or policies provided in the agency plan that would significantly affect services or programs provided for residents or significantly alter the operations of the Authority. This definition does not include budget revisions, changes to the internal organizational structure of the Authority; changes resulting from HUD imposed regulations or minor policy changes.

| | |
|-------------|---|
| 11.0 | <p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) |
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

| |
|---|
| 6.0) PHA Plan Update - Elements |
| 13). VIOLENCE AGAINST WOMEN (VAWA) |

**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.

**(10a) STATEMENT OF PROGRESS IN MEETING THE MISSIONS & 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 and HCV Section 8 residents and a living environment free of discrimination and crime.

Much effort and planning was made to insure the construction and completion of Newport Heights Phase Four. This phase includes 37 rental units and 7 affordable homeownership units. It was completed by August, 30, 2009 and the rental units are fully occupied. Two of the seven homeownership units have been sold and marketing efforts continue. The Authority hired a State approved monitoring agent to insure affordable protections and long-term affordability.

The remaining 27 buildings in Tonomy Hill will soon be demolished. Bids for the demolition have been received along with the necessary approvals from RIDEM and the Dept. of Health. The objective will be to maintain the land while the Authority determines the appropriate time to begin development activity. Most of the homes will be market rate homeownership.

The Authority met its commitment to replace off-site affordable housing units as part of the Newport Heights redevelopment plan. Units were found in many other Rhode Island communities with the assistance of Rhode Island Housing. HCV Section 8 vouchers were used to assist families with their housing choices.

We received Capital funds through the American Recovery and Reinvestment Act (ARRA) and submitted three additional grant applications to assist in the Authority's goal to make improvements at its properties. These funds received are being used at Park Holm.

An application for HUD 811 grant funds was prepared by our consultant and attempted to be submitted electronically. Technical difficulties with the HUD Grant System were experienced and the application was not received by HUD. The consultant plans to renew the application and submit in the 2009 Notice of Funding Availability NOFA.

The Authority continues to consider submitting a HUD 202 Grant application which will provide affordable housing assistance to its elderly population. Efforts will be made to consider submitting an application in next year's funding cycle.

A non-profit development corporation was formed with the name, Newport County Affordable Housing Development Corporation, with the purpose to promote, support and develop affordable and mixed income rental and homeownership properties and community facilities that enhance neighborhoods and services. The corporation submitted an application and received approval from the IRS to have 501C3 status.

The Authority hired a master plan consultant and architect to work with its Board and residents to develop a master plan for Park Holm. Many public meetings with residents were held to solicit ideas and suggestions with a goal to determine the needs and develop construction activity that would make improvements to the buildings and apartments. Efforts will continue to make improvements and identify service needs of the households similar to what was accomplished through the Hope 6 CSS program. We recognized best practices and lessons learned and wish to apply them accordingly.

We expanded the use of Resident Services and Community Facilities to allow education, social and recreational opportunities to our residents. As noted above, a transition plan was established to insure coordination from the Hope 6 CSS operations to our Resident Services Department. The Neighborhood Network Center(NNC) located at the Florence Gray Center continues to provide computer training and skills to individuals of our communities and members of the general public. We expanded these services by adding computer stations and training at Donovan Manor and the Park Holm Senior's Center.

To help provide other education opportunities we worked with several providers including the East Bay MET who wished to expand their student enrollment by building a state owned building on the Florence Gray Center (FGC) parcel and complementing services at the FGC. The Authority will work with the MET and State as this initiative is pursued.

The Newport Resident Council has been involved in much of our activity and remains a partner in our efforts and delivery of improvements and services. They have assisted in development activity, resident services and other planning initiatives and are valued by the Authority for its participation and work to benefit our residents.

We updated the Flat Rents by hiring an appraisal company to complete a market study of our area and comparative rents the Authority should be charging. A comprehensive report was completed, flat rents were determined and an implementation phase was established to allow a two year period for the increase. Residents will be allowed to select their choice for a rent determination which is household income based or a flat rent.

The Authority looked into implementing a security deposit process and decided not to implement it at this time. We explored an advanced vacate notification process and lease modifications and chose not to proceed this past year. We will revisit this in 2010.

A few modifications were made to the Authority's Applications for Continued Occupancy, ACOP, and its Administrative Plan for the HCV Program. These modifications were made in compliance to changing HUD regulations as they apply to both public housing and HCV programs relative to the Violence Against Women Act (VAWA).

Some preliminary work was done and the Authority will submit a renewed designation plan for Donovan Manor in 2010.

The Authority explored the steps to have a HCV Section 8 Home Ownership plan and decided there were many other initiatives to complete before planning to operate this program. We will continue to explore this opportunity in 2010. However, we were able to work with Rhode Island Housing and its Section 8 program staff to allow a resident of Park Holm who obtained a voucher be accepted into their homeownership program and purchase a three bedroom home in Newport Heights Phase Four.

We continued our summer youth employment program. This was the third successful year of employing and training youth and supervisors to work at Miantonomi Park and Sunset Hill. The program included a variety of training programs that pertained to the job and other skills such as financial counseling, team building and historic knowledge of our both parks.

The Authority provided staff development and training and will continue to provide such initiatives that allow our staff to excel in their delivery of services to our customers. We establish a Risk Management Committee represented by all departments to pro-actively look at minimizing risks and reducing injury and claims throughout the entire Authority.

We continued to expand our procurement processes and provided training to several staff members. Additionally, the Authority continues to be the lead agency in a energy consortia that purchases electricity and natural gas as a group within the Public Housing Association of Rhode Island, PHARI. Savings have been realized thus far.

We completed some work to assess our non-residential spaces and this will continue to be part of our goals in 2010.

| | |
|---|---|
| Part I: Summary | |
| PHA Name: The Housing Authority of the City of Newport | Grant Type and Number Capital Fund Program Grant No: RI43P00551-10 Replacement Housing Factor Grant No: Date of CFFP: |
| FFY of Grant: 2010 FFY of Grant Approval: 2010 | |

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: 7/15/10 **Final Performance and Evaluation Report**

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
|------|--|----------------------|----------------------|--------------------------------|----------|
| | | Original | Revised ² | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | \$157,473 | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | \$90,000 | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | \$1,210,000 | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | \$117,258 | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities ⁴ | | | | |

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

| Part I: Summary | | | | | |
|---|--|---|----------------------|---|----------|
| PHA Name: The Housing Authority of the City of Newport | | Grant Type and Number Capital Fund Program Grant No: RI43P00551-10 Replacement Housing Factor Grant No: Date of CFFP: | | FFY of Grant:2010 FFY of Grant Approval: 2010 | |
| Type of Grant | | | | | |
| <input checked="" type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Reserve for Disasters/Emergencies | | <input type="checkbox"/> Revised Annual Statement (revision no:) | |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 7/15/10 | | <input type="checkbox"/> Final Performance and Evaluation Report | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
| | | Original | Revised ² | Obligated | Expended |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | | | | |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant:: (sum of lines 2 - 19) | \$1,574,731 | | | |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 Activities | | | | |
| 23 | Amount of line 20 Related to Security - Soft Costs | | | | |
| 24 | Amount of line 20 Related to Security - Hard Costs | | | | |
| 25 | Amount of line 20 Related to Energy Conservation Measures | | | | |
| Signature of Executive Director | | Date 06/17/2010 | | Signature of Public Housing Director | |
| | | | | Date | |

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

| Part II: Supporting Pages | | | | | | | | |
|--|---|----------------------------|---|----------------------|----------------------|-----------------------------------|--------------------------------|----------------|
| PHA Name: The Housing Authority of the City of Newport | | | Grant Type and Number Capital Fund Program Grant No: RI43P00551-10 CFFP (Yes/ No): Replacement Housing Factor Grant No: | | | Federal FFY of Grant: 2010 | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| Authority Wide | Operations | 1406 | 1 | \$157,473 | | | | |
| Fees & Costs | Architects/Construction Mgmt | 1430 | 2 | \$90,000 | | | | |
| AMP 1 | | | | | | | | |
| Park Holm | Building Renovations | 1460 | 4 | \$1,000,000 | | | | |
| AMP 2 Chapel Terrace | | | 0 | 0 | | | | |
| AMP 4 | | | | | | | | |
| Elderly | Earl Avenue Apartment Improvements | 1460 | 20 | \$100,000 | | | | |
| | Painting, carpet, flooring | | | | | | | |
| | Coddington/Chapel - Hallway Redec. | 1460 | 12 | \$60,000 | | | | |
| AMP 5 | | | | | | | | |
| Donovan Manor | Common Area Redecorating | 1460 | 6 | \$50,000 | | | | |
| | Exercise/Fitness Center | 1470 | 1 | \$33,229 | | | | |
| | Parking lot paving and new curbing | 1470 | 1 | \$84,029 | | | | |
| | | | | | | | | |
| | Total | | | \$1,574,731 | | | | |

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

| Part III: Implementation Schedule for Capital Fund Financing Program | | | | | |
|---|---|-------------------------------|---|--------------------------------|---|
| PHA Name: The Housing Authority of the City of Newport | | | | | Federal FFY of Grant: 2010 |
| Development Number Name/PHA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | All Funds Expended (Quarter Ending Date) | | Reasons for Revised Target Dates ¹ |
| | Original Obligation End Date | Actual Obligation End Date | Original Expenditure End Date | Actual Expenditure End Date | |
| Operations | 07/15/2012 | | 07/15/2014 | | |
| Fees & Costs | 07/15/2012 | | 07/15/2014 | | |
| AMP 1 Park holm | 07/15/2012 | | 07/15/2014 | | |
| AMP 2 Chapel Terrace | 07/15/2012 | | 07/15/2014 | | |
| AMP 4 Elderly | 07/15/2012 | | 07/15/2014 | | |
| AMP 5 Donovan | 07/15/2012 | | 07/15/2014 | | |
| Non Dwelling Structures Florence Gray Center | 07/15/2012 | | 07/15/2014 | | |
| | | | | | |
| | | | | | |
| | | | | | |

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

| Part I: Summary | | | | | | |
|--|---|--|---------------------------------------|---------------------------------------|--|---------------------------------------|
| PHA Name/Number: The Housing Authority of The City of Newport RI005 | | Newport, RI Newport County | | | <input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1 | |
| A. | Development Number and Name | Work Statement for Year 1 FFY 2010 | Work Statement for Year 2 FFY 2011 | Work Statement for Year 3 FFY 2012 | Work Statement for Year 4 FFY 2013 | Work Statement for Year 5 FFY 2014 |
| B. | Physical Improvements Subtotal | Annual Statement | \$1,240,000 | \$1,327,258 | \$1,300,000 | \$1,288,000 |
| C. | Management Improvements | | | | | |
| D. | PHA-Wide Non-dwelling Structures and Equipment | | \$87,258 | \$0 | \$27,258 | \$39,258 |
| E. | Administration | | | | | |
| F. | Other: Fee's and Costs | | \$90,000 | \$90,000 | \$90,000 | \$90,000 |
| G. | Operations | | \$157,473 | \$157,473 | \$157,473 | \$157,473 |
| H. | Demolition | | | | | |
| I. | Development | | | | | |
| J. | Capital Fund Financing – Debt Service | | | | | |
| K. | Total CFP Funds | | \$1,574,731 | \$1,574,731 | \$1,574,731 | \$1,574,731 |
| L. | Housing Replacement Factor Funds | | \$556,202 | \$556,202 | \$556,202 | \$556,202 |
| M. | Grand Total | | \$2,130,933 | \$2,130,933 | \$2,130,933 | \$2,130,933 |

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

| Part I: Summary (Continuation) | | | | | | |
|--|-----------------------------|---------------------------------------|---------------------------------------|---------------------------------------|--|---------------------------------------|
| PHA Name/Number The Housing Authority of The city of Newport RI005 | | Newport, RI Newport County | | | <input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: | |
| A. | Development Number and Name | Work Statement for Year 1 FFY 2010 | Work Statement for Year 2 FFY 2011 | Work Statement for Year 3 FFY 2012 | Work Statement for Year 4 FFY 2013 | Work Statement for Year 5 FFY 2014 |
| | | Annual Statement | | | | |
| | Operations | | \$157,473 | \$157,473 | \$157,473 | \$157,473 |
| | Fee's and Costs | | \$90,000 | \$90,000 | \$90,000 | \$90,000 |
| | AMP 1 Park Holm | | \$1,000,000 | \$1,000,000 | \$1,000,000 | \$1,000,000 |
| | AMP 2 Chapel Terrace | | \$90,000 | \$90,000 | \$300,000 | \$0 |
| | AMP 4 Elderly | | \$130,000 | \$52,352 | \$0 | \$288,000 |
| | AMP 5 Donovan Manor | | \$20,000 | \$184,906 | \$0 | \$0 |
| | Non Dwelling Structures | | \$87,258 | \$0 | \$0 | \$39,258 |
| | Equipment | | \$0 | \$0 | \$27,258 | \$0 |
| | | | | | | |
| | Total | | \$1,574,731 | \$1,574,731 | \$1,574,731 | \$1,574,731 |

| Part III: Supporting Pages – Management Needs Work Statement(s) | | | | |
|--|---|----------------------------|---|----------------------------|
| Work Statement for Year 1 FFY _____ | Work Statement for Year 4 FFY 2013 | | Work Statement for Year: 5 FFY 2014 | |
| | Development Number/Name General Description of Major Work Categories | Estimated Cost | Development Number/Name General Description of Major Work Categories | Estimated Cost |
| See Annual Statement | C.O.C.C. Operations | \$157,473 | C.O.C.C. Operations | \$157,473 |
| | A&E Architects, Engineers | | A&E Architects, Engineers | |
| | AMP 1 | \$70,300 | AMP 1 | \$70,300 |
| | AMP 2 | \$19,700 | AMP 2 | \$0 |
| | AMP 4 | \$0 | AMP 4 | \$19,700 |
| | AMP 5 | \$0 | AMP 5 | \$0 |
| | Non Dwelling Structures | \$0 | Non-Dwelling Structures 120 B Hillside Improvements | \$0 |
| | | | | |
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| | | | | |
| | | | | |
| | | Subtotal of Estimated Cost | \$247,473 | Subtotal of Estimated Cost |

| | |
|---|---|
| Part I: Summary | |
| PHA Name: Housing Authority of The City of Newport | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R005501-09 Date of CFFP: |
| FFY of Grant: 2009 FFY of Grant Approval: 2009 | |

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
|------|--|----------------------|----------------------|--------------------------------|----------|
| | | Original | Revised ² | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 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 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities ⁴ | \$356,035 | | | |

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

| Part I: Summary | | | | | | |
|---|--|---|----------------------|--|--|--|
| PHA Name: Housing Authority of The City of Newport | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R005501-09 Date of CFFP: | | | FFY of Grant:2009 FFY of Grant Approval: 2009 | |
| Type of Grant | | | | | | |
| <input checked="" type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Reserve for Disasters/Emergencies | | <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) | | |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending: | | <input type="checkbox"/> Final Performance and Evaluation Report | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | | |
| | | Original | Revised ² | Obligated | Expended | |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | | | | | |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment | | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | | |
| 20 | Amount of Annual Grant:: (sum of lines 2 - 19) | | | | | |
| 21 | Amount of line 20 Related to LBP Activities | | | | | |
| 22 | Amount of line 20 Related to Section 504 Activities | | | | | |
| 23 | Amount of line 20 Related to Security - Soft Costs | | | | | |
| 24 | Amount of line 20 Related to Security - Hard Costs | | | | | |
| 25 | Amount of line 20 Related to Energy Conservation Measures | | | | | |
| Signature of Executive Director | | Date 06/18/2010 | | Signature of Public Housing Director | | |
| | | | | Date | | |

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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| Part I: Summary | |
| PHA Name: Housing Authority of The City of Newport | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R00550210 Date of CFFP: |
| FFY of Grant: 2010 FFY of Grant Approval: 2010 | |

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no: _____)**
 Performance and Evaluation Report for Period Ending: 7/15/10 **Final Performance and Evaluation Report**

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
|------|--|----------------------|----------------------|--------------------------------|----------|
| | | Original | Revised ² | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 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 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities ⁴ | \$208,416 | | | |

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

| Part I: Summary | | | | | |
|--|--|---|----------------------|--|----------|
| PHA Name: Housing Authority of The City of Newport | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R00550210 Date of CFFP: | FFY of Grant:2010 FFY of Grant Approval: 2010 | | | |
| Type of Grant | | | | | |
| <input checked="" type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Reserve for Disasters/Emergencies | | <input type="checkbox"/> Revised Annual Statement (revision no:) | |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending: | | <input type="checkbox"/> Final Performance and Evaluation Report | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
| | | Original | Revised ² | Obligated | Expended |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | | | | |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant:: (sum of lines 2 - 19) | \$208,416 | | | |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 Activities | | | | |
| 23 | Amount of line 20 Related to Security - Soft Costs | | | | |
| 24 | Amount of line 20 Related to Security - Hard Costs | | | | |
| 25 | Amount of line 20 Related to Energy Conservation Measures | | | | |
| Signature of Executive Director | | Date 06/17/2010 | | Signature of Public Housing Director | |
| | | | | Date | |

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⁴ RHF funds shall be included here.

| | |
|---|--|
| Part I: Summary | |
| PHA Name: Housing Authority of The City of Newport | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R00550110 Date of CFFP: 7/15/10 |
| FFY of Grant: 2010 FFY of Grant Approval: 2010 | |

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no: _____)**
 Performance and Evaluation Report for Period Ending: 7/15/10 **Final Performance and Evaluation Report**

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
|------|--|----------------------|----------------------|--------------------------------|----------|
| | | Original | Revised ² | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 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 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities ⁴ | \$337,634 | | | |

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

| Part I: Summary | | | | | | |
|---|--|--|----------------------|---|--|--|
| PHA Name: Housing Authority of The City of Newport | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R00550110 Date of CFFP: | | | FFY of Grant:2010 FFY of Grant Approval: 2010 | |
| Type of Grant | | | | | | |
| <input checked="" type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Reserve for Disasters/Emergencies | | <input type="checkbox"/> Revised Annual Statement (revision no:) | | |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 7/15/10 | | <input type="checkbox"/> Final Performance and Evaluation Report | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | | |
| | | Original | Revised ² | Obligated | Expended | |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | | | | | |
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| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | | |
| 20 | Amount of Annual Grant:: (sum of lines 2 - 19) | \$337,634 | | | | |
| 21 | Amount of line 20 Related to LBP Activities | | | | | |
| 22 | Amount of line 20 Related to Section 504 Activities | | | | | |
| 23 | Amount of line 20 Related to Security - Soft Costs | | | | | |
| 24 | Amount of line 20 Related to Security - Hard Costs | | | | | |
| 25 | Amount of line 20 Related to Energy Conservation Measures | | | | | |
| Signature of Executive Director | | Date 06/17/2010 | | Signature of Public Housing Director | | |
| | | | | Date | | |

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

| | |
|---|---|
| Part I: Summary | |
| PHA Name: Housing Authority of The City of Newport | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R005503-09 Date of CFFP: |
| FFY of Grant: 2009 FFY of Grant Approval: 2009 | |

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no:1)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
|------|--|----------------------|----------------------|--------------------------------|----------|
| | | Original | Revised ² | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 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 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities ⁴ | \$200,167 | | | |

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

| Part I: Summary | | | | | | |
|---|--|---|----------------------|---|--|--|
| PHA Name: Housing Authority of The City of Newport | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: RI143R005503-09 Date of CFFP: | | | FFY of Grant:2009 FFY of Grant Approval: 2009 | |
| Type of Grant | | | | | | |
| <input checked="" type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Reserve for Disasters/Emergencies | | <input type="checkbox"/> Revised Annual Statement (revision no: 1) | | |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending: | | <input type="checkbox"/> Final Performance and Evaluation Report | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | | |
| | | Original | Revised ² | Obligated | Expended | |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | | | | | |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment | | | | | |
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| 20 | Amount of Annual Grant:: (sum of lines 2 - 19) | \$200,167 | | | | |
| 21 | Amount of line 20 Related to LBP Activities | | | | | |
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| 23 | Amount of line 20 Related to Security - Soft Costs | | | | | |
| 24 | Amount of line 20 Related to Security - Hard Costs | | | | | |
| 25 | Amount of line 20 Related to Energy Conservation Measures | | | | | |
| Signature of Executive Director | | Date 06/18/2010 | | Signature of Public Housing Director | | |
| | | | | Date | | |

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| Part III: Implementation Schedule for Capital Fund Financing Program | | | | | |
|---|---|-------------------------------|---|-----------------------------------|---|
| PHA Name: Housing Authority of The City of Newport | | | | Federal FFY of Grant: 2009 | |
| Development Number Name/PHA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | All Funds Expended (Quarter Ending Date) | | Reasons for Revised Target Dates ¹ |
| | Original Obligation End Date | Actual Obligation End Date | Original Expenditure End Date | Actual Expenditure End Date | |
| HA Wide | 04/01/2012 | | 04/01/2014 | | |
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¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.