

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

X Statement of Housing Needs and Strategy for Addressing Housing Needs.

B.1 Y N

X Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

FAMILY DEVELOPMENTS

HAN's developments were developed using HOPE VI funding and were developed with de-concentration in mind. These developments, City Wide, Liberty and Central Housing mainly consist of one and two family units of all bedroom sizes, scattered in various neighborhoods throughout the City of Newport. And all but one are mixed-finance developments, with a working requirement for admission and continued occupancy. The fact that these units are scattered throughout the entire City, with no high concentration in any one given neighborhood, deconcentration is not an issue.

ELDERLY DEVELOPMENTS

HAN now operates three public housing elderly developments: Grand Towers, Corpus Christi, and Highland Village. All three of these developments are mixed-finance and although Corpus Christi is located on the west side of Newport which typically has a higher concentration of lower income families, there is no substantial income disparity between the seniors living at Corpus Christi and Grand Towers or Highland Village.

HAN has and will continue to evaluate all of its developments to ensure a good income mix throughout, and HAN will operate all of its programs in a nondiscriminatory manner. Prior to the beginning of each fiscal year, and in conjunction with the Annual Agency Plan, HAN will analyze the income levels of families residing in

all of its developments. Based on the results of this annual analysis, HAN will determine the level of any necessary marketing strategies to ensure all developments maintain an even income mix.

X Financial Resources

Statement of Financial Resources

For fiscal year ending 2021, the Housing HA received approximately \$1.1 million in PHA Operating Subsidy, and \$2.9 million in Section 8 Housing Assistance Payments funding. The HA received over \$2.8 million in tenant revenue and earned over to \$12,000 in fraud recovery. The Capital Fund Grant approved for 2022 totaled \$1,362,133.

Through its nonprofit CHDO affiliate, Entryway, Inc. the HA is projected to receive over \$300,000 in HOME funds for the restoration of three homes for affordable homeownership. These homes are scheduled to be completed and sold in 2023.

NMHC III has partnered with the City of Newport for a \$999,000 CDBG Grant (2020) for the construction/rehabilitation of seven single family homes for affordable homeownership opportunities. NMHC III has also partnered with the Campbell County Fiscal Court for a \$804,000 CDBG Grant for the construction of six single-family homes for affordable homeownership opportunities.

HAN, through these affiliates continues to seek funding for affordable housing opportunities.

B.1 Rent Determination.

RENT DETERMINATION

At admission and each year in preparation for their annual reexamination, each public housing family is given the choice of having their rent determined under the income method or having their rent set at the flat rent amount. Families who opt for the flat rent will be required to go through the income reexamination process every three years, rather than the annual review they would otherwise undergo. Families who opt for the flat rent may request to have a reexamination and return to the income based method at any time should their income decrease other circumstances change. Families have only one choice per year except for financial hardship cases.

Rent Determination- Income Method

The total tenant payment is equal to the highest of:

- A. 10% of the family's monthly income;
 - B. 30% of the family's adjusted monthly income; or
 - C. If the family is receiving payments for welfare assistance from a public agency and a part of those payments, adjusted in accordance with the family's actual housing costs, is specifically designated by such agency to meet the family's housing costs, the portion of those payments which is so designated. If the family's welfare assistance is ratably reduced from the standard of need by applying a percentage, the amount calculated under this provision is the amount resulting from one application of the percentage; or
- A. The minimum rent of \$50.00

Rent Determination- Flat Rent (Public Housing Only)

The HAN has set a flat rent for each public housing unit. Per HUD mandate, in 2014, minimum flat rents will be set at a minimum of 80% of the Fair Market Rent (FMR) as established by HUD for the Housing HA's area. Further adjustments will be made for tenant-paid utilities. In no event shall the flat rent be less than 80% of the local FMR established by HUD, unless HUD suspends the mandate, or revises the mandate to allow for less than 80% of FMR Flat Rents. Any increase caused by an increase of the flat rent required by HUD shall be limited to 35% of the existing flat rent per year unless state or local law requires a lesser increase. The current Flat Rent schedule (effective January 1, 2022) is as follows:

Flat Rent Schedule - Effective January 1, 2022

Grand Towers

Bedroom Size	2021 Flat Rents
1 (Efficiency)	\$515
1 (Large)	\$595

Corpus Christi

Bedroom Size	2021 Flat Rents
1 (Townhouse/Nave)	\$525

Scattered Site

Bedroom Size	2021 Flat Rents
1	\$575
2	\$675
3	\$930
4	\$1,042

Highland Village

Bedroom Size	2021 Flat Rents
1 PH	\$535
2 PH	\$700

X Homeownership Programs.

The HA continues to operate a Section 8 Homeownership program with six (6) participants. In FY 2015, the HA discontinued this program for new participants.

The HA, through NMHC III has and continues to partner with the City of Newport, as well as the Campbell County Fiscal Court in seeking Community Development Block Grant (CDBG), and other funds for the construction of homeownership units for low to moderate-income families. The City was awarded \$1 Million in the 2020 CDBG funding round for the construction/rehabilitation of seven (7) single-family homes to be sold to families at or below 80% Area Median Income. These homes are expected to be completed within the next twelve to eighteen months.

The HA, in partnership with the are CHDO, Entryway, will continue to seek funding through the Covington HOME Consortium for the construction/rehabilitation of homes to be available to 80% AMI homebuyers.

	<p>The HA received HUD approval in June 2020 for the use of Capital Funds (and up to 20% of Operating Funds) for the construction of ten single-family homes, to be available to 80% AMI/qualified buyers. This development, located on Ann Street in Newport, and called the Buena Vista Addition is currently under construction. Six homes have been sold, two homes are under sales contracts, and the remaining two have interested buyers.</p> <p>The HA will continue seeking funding to continue to construct/rehabilitate affordable homes for sale to low and moderate income families.</p>
<p>B.1</p>	<p><input type="checkbox"/> X Safety and Crime Prevention.</p> <p>VAWA: The HA is in compliance with all VAWA regulations, and has implemented HUD required forms and lease addenda. The HA works with area social service agencies and families who are victims of domestic violence as needed.</p> <p>The HA continues to work closely with the local law enforcement agencies for the prevention and identification of criminal activity within its developments. The HA staff meets with law enforcement representatives as needed to evaluate strategies for the prevention and elimination of criminal activity.</p> <p><input type="checkbox"/> X Pet Policy.</p> <p>The HA allows residents to own one 4-legged animal (cat or dog) under 25 lbs and no more than 12 inches in height. The HA charges a non-refundable one-time fee of \$200 for dogs and \$100 for cats, and a refundable pet deposit of \$150 for non-elderly/non-disabled families, and \$100 for elderly/disabled. Pet owners are responsible to verify spaying or neutering of animals as well as provide documentation of appropriate vaccinations. Except for vaccinations, the above restrictions and fees do not apply to service animals.</p> <p><input type="checkbox"/> X Substantial Deviation.</p> <p>The HA defines a substantial deviation from the HA's 5-year plan as one that would include the elimination or addition of any one program or activity defined in the plan, such as disposition, demolition, or public housing or mixed-finance development.</p> <p><input type="checkbox"/> X Significant Amendment/Modification</p> <p>Significant Amendment or Modification to this Plan as one that would eliminate a significant program or activity defined herein, or one that would add a significant program or activity not previously defined in this plan.</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>See explanation in B.1 under Plan Elements which is hereby submitted for HUD Field Office review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p>
<p>B.2</p>	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> X Hope VI or Choice Neighborhoods.</p> <p>X <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p>The HA, through NMHC III has and continues to partner with the City of Newport, as well as the Campbell County Fiscal Court in seeking Community Development Block Grant (CDBG), and other funds for the construction of homeownership units for low to moderate-income families. The HA has partnered with the City and was awarded \$1 Million in CDBG funds for the construction/rehabilitation of seven (7) single-family homes to be sold to families at or below 80% Area Median Income. The HA will continue these partnerships to seek additional funding for affordable housing.</p> <p>The HA, in partnership with the are CHDO, Entryway, will continue to seek funding through the Covington HOME Consortium for the construction/rehabilitation of homes to be available to 80% AMI homebuyers.</p>

The HA received HUD approval in June 2020 for the use of Capital Funds (and up to 20% of Operating Funds) for the construction of ten single-family homes, to be available to 80% AMI/qualified buyers. This development, located on Ann Street in Newport, and called the Buena Vista Addition is currently under construction. Six homes have been sold, the remaining four are expected to be completed within the next six months.

The HA expects to continue seeking HUD approval to utilize funds for the construction/rehabilitation of single-family homes for homeownership. The HA also expects to utilize PBV Vouchers and/or other HUD funding, including Capital Funds, DDTF Funds, Operating and Operating Reserve Funds, or site sales dollars for the construction of three multi-unit buildings to contain up to four (4) one-bedroom rental units (each) for individuals with household incomes of at or below 80% AMI.

The HA also intends to apply for Neighborhood Homes Investment Credit (NHIC) funds and/or other funding, including HOME funds, Low Income Housing Tax Credit (LIHTC) funds, and Tax-Exempt Bonds. These funds, if approved, would provide a funding gap for developers constructing/rehabilitating homes in distressed neighborhoods. These funds would likely be administered under the LIHTC rules, and as such, qualified buyers would be restricted to specific income levels. The HA also expects to utilize these funds, if approved, for the construction of additional multi-unit buildings for PBV Vouchers for VASH and Senior Affordable Housing.

X Demolition and/or Disposition.

The HA received HUD Approval in July 2015 for the disposition and demolition of the Peter G Noll site, consisting of 173 units. As of June 30th, 2017, all residents have been relocated from this site and all of the buildings have been demolished. Part of the parcel has been deeded to the City of Newport for replacement of a park that existed on the site now occupied by the Northern KY Scholar House. The HA intends to request HUD approval to dispose of all or a portion of the remaining parcel that has not yet been approved for disposition.

The HA also intends to submit a disposition application for some of its public housing units. Specifically, several single and two family units in the current portfolio are not cost effective to manage, both from an operational and maintenance standpoint. The HA may replace some of these public housing units by constructing new housing, including one or more multi-unit or single family buildings which will consist of one-bedroom units. There is an extremely high demand and low supply of this bedroom size unit in our jurisdictional area.

- X Conversion of Public Housing to Tenant Based Assistance.
- X Conversion of Public Housing to Project-Based Assistance under RAD.
- X Project Based Vouchers.

The HA received HUD approval to utilize Section 8 Project Based Vouchers at a 16-unit development to be located in Highland Heights, KY. The HA has entered into a HAP Contract with Brighton Properties, Inc., the project owner. This project is located in a Census Tract that is eligible for the additional 10% over the 20% PBV/agency limit. The project provides assistance to at-risk/homeless youth aging out of foster care.

The HA also intends to apply for HUD approval to utilize additional Project Based Vouchers for VASH and Senior Affordable Housing.

Units with Approved Vacancies for Modernization.

X Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

B.3

Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

- The Housing Authority's non-profit developer, NMHC III, through its partnership with the City of Newport has constructed five single family homes for affordable homeownership using CDBG 2017 funds. All five of these homes have been constructed and sold, with buyers qualifying at 80% or less of AMI. This partnership continues with the recent award of approximately \$1 Million for the construction/rehabilitation of seven additional homes. These homes are expected to be completed within the next twelve to eighteen months.
- NMHC III, through its partnership with the Campbell County Fiscal Court, has also been awarded another CDBG Grant for the 2018 funding round for the construction/rehabilitation of an additional six (6) homes. All of these homes are single family rehabs. Three homes have been sold, one is waiting for a buyer, and the remaining two are expected to be completed within the next four months.
- The HA received HUD approval for the use of Capital Funds for the construction of ten single-family homes, to be available to 80% AMI/qualified buyers. This development, located on Ann Street in Newport, and called the Buena Vista Addition is currently under construction. Six homes have been sold, two homes are under sales contracts, and the remaining two have interested buyers.
- The NMHC III has also been awarded over \$780,000 in Neighborhood Stabilization Funds to construct one new home and rehabilitate another. These homes will be available to purchasers at 120% or less of Area Median Income. Part of this funding will also be used for some of the construction costs of an additional home under construction in the Ann Street development. These homes are currently under construction.
- During the past year, the HA has installed new security cameras at some of its more remote multi-family locations to ensure safe and secure living environments for our residents. The HA was also able to ensure our senior population had access to the COVID19 Vaccine by working directly with the Northern KY Health Department for on-site vaccine clinics at two of our senior apartment buildings.

B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> X</p> <p>(b) If yes, please describe:</p>
<p>Other Document and/or Certification Requirements.</p>	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.2	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> X</p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.4	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>D Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>The HA received HUD approval of its 5-Year Capital Fund Action Plan on July 18, 2022. The entire Plan along with related Annual Statements are uploaded in the EPIC system, and describes all planned capital activities to ensure the sustainability and viability of the HA’s public housing developments.</p>