Streamlined Annual PHA Plan *(Standard PHAs and Troubled PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 09/30/2027

Purpose. 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, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.

(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.

(3) ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.

(4) ***Standard PHA*** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.

(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A. PHA Information.

A.1

PHA Name: Housing Authority of Newport, KY PHA **Code**: KY015
PHA Type: ☒ Standard PHA ☐ Troubled PHA
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2027
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Public Housing (PH) Units 363 **Number of Housing Choice Vouchers (HCVs)** 614
Total Combined 977
PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission

Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.

The Annual Plan and Plan Elements will be available from August 20th, 2026, through October 6th, 2026, at the central office located at 30 East 8th Street, 2nd Floor, Newport, KY, and at each of the following site offices: (Office hours vary but are generally Monday through Friday, 8:00 am. – 4:00 p.m.)

1359 Grand Avenue, Newport, KY (Grand Towers Apartments)
515 Main Avenue, Highland Heights, KY 41076 (Highland Village Apartments)

The Plan is also available for review on the Housing Authority's website at: www.neighborhoodfoundations.com**. Housing Authority policies are available for review at the central office as well, and copies are available at a cost of $.10/page.**

The public hearing for the Plan will be held on the first floor of the central office location at 30 East 8th Street at 5:00 p.m. on Monday, October 12th, 2026.

☐ **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.	Plan Elements

B.1 **Revision of Existing PHA Plan Elements.**

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

Y N
☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs.
☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

FAMILY DEVELOPMENTS: HAN's developments were developed using HOPE VI funding with deconcentration of poverty as a primary consideration in their design and development. The developments - City Wide, Liberty, and Central Housing -consist primarily of one- and two-family units of varying bedroom sizes that are scattered throughout different neighborhoods within the City of Newport.

With the exception of one development, these properties are mixed-finance developments with work requirements for admission and continued occupancy. The scattered-site design and distribution of the units throughout the City of Newport help promote housing choice and prevent a high concentration of assisted housing in any one neighborhood. Because HAN's units are distributed throughout the City and are not concentrated in a single neighborhood or geographic area, deconcentration is not considered an issue for these developments.

ELDERLY DEVELOPMENTS: HAN currently operates three public housing developments designated primarily for elderly residents: Grand Towers, Corpus Christi, and Highland Village. All three developments are mixed-finance properties.

Although Corpus Christi is located on the west side of Newport, an area that has historically had a higher concentration of lower-income households, HAN has not identified a significant income disparity among the elderly residents residing at Corpus Christi, Grand Towers, and Highland Village. The distribution of elderly housing across these developments does not result in a substantial concentration of lower-income elderly households in any one geographic area. Therefore, HAN does not consider deconcentration to be an issue among its elderly housing developments.

HAN has established and will continue to implement procedures to evaluate all of its developments to promote an appropriate income mix among residents. HAN will administer all programs and activities in a fair and nondiscriminatory manner and in accordance with all applicable federal, state, and local laws and regulations.

Prior to the beginning of each fiscal year, and in conjunction with the development of the Annual Agency Plan, HAN will analyze the income levels of families residing in each of its developments. Based on the results of this annual analysis, HAN will determine whether additional marketing, outreach, or other strategies are necessary to promote and maintain an appropriate income mix throughout its developments.

HAN will monitor the effectiveness of any strategies implemented and will make adjustments as necessary to support balanced occupancy and continued housing opportunities for eligible families.

☒ ☐ Financial Resources.

Statement of Financial Resources

For fiscal year ending 2026, the HA anticipates receiving approximately $1.1 million in PHA Operating Subsidy, and $4.2 million in Section 8 Housing Assistance Payments funding. The HA anticipates over $4.1 million in tenant revenue and approximately $11,000 in fraud recovery. The Capital Fund Grant approved for 2026 totaled $915,236.

Through its nonprofit CHDO affiliate, Entryway, Inc. the HA received approximately $291,664 in HOME funds for the restoration of three homes for affordable homeownership. These homes are anticipated to be completed and sold in 2026/2027.

NMHC III partnered with the Campbell County Fiscal Court for a $996,526 CDBG Grant (2023) for the construction of seven single-family homes for affordable homeownership opportunities. All homes have been completed and sold as of August 2026.

B.1

NMHC III partnered with the City of Newport for a $994,000 CDBG Grant (2024) for the construction/rehabilitation of five single family homes for affordable homeownership opportunities. These homes are anticipated to be completed and sold in 2026/2027.

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

☒ ☐ Rent Determination.

RENT DETERMINATION: At admission and each year in preparation for their annual reexamination, each public housing family will be given the choice of having their rent determined under the income-based method or having their rent set at the applicable flat rent amount. Families who elect the flat rent will be required to complete the income reexamination process once every three years, rather than annually. Families paying flat rent may request an interim reexamination and return to the income-based rent method at any time if their income decreases or other circumstances change that may affect their ability to pay the flat rent. Except in cases of financial hardship, families may make only one rent election during each annual reexamination period.

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
D. The minimum rent of $50.00

Rent Determination - Flat Rent (Public Housing Only): The HAN has established a flat rent for each public housing unit. In accordance with the HUD Appropriations Act of 2015, flat rents shall be established at no less than the lower of 80% of the applicable Fair Market Rent (FMR) or Small Area Fair Market Rent (SAFMR), as established by HUD for the Housing Authority's jurisdiction. The applicable flat rent shall be further adjusted, as appropriate, for tenant-paid utilities in accordance with HUD requirements. In no event shall the flat rent be established below 80% of the applicable FMR or SAFMR established by HUD, unless HUD suspends this requirement or revises its requirements to permit flat rents below 80% of FMR or SAFMR. Any increase in a family's rent resulting from an increase in the flat rent required by HUD shall be limited to 35% of the family's existing flat rent in any single year, unless applicable state or local law requires a lower increase.

The current Flat Rent schedule (effective January 1, 2026) is as follows:

Grand Towers
1 (Small): $730 (increase $90)
1 (Large): $820 (increase $90)

Corpus Christi
1 (Townhouse/Nave): $775 (increase $60)
1 (Classroom/Tower): $900 (increase $60)
1 (Third Floor/Large): $950 (increase $60)

Scattered Sites
1: $875 (increase $100)
2: $1,055 (increase $127)
3: $1,305 (increase $87)
4: $1,425 (increase $89)

Highland Village
1 TC $925 (increase $50)
1 PH $925 (increase $100)
2 TC $1,125 (increase $35)
2 PH $1,125 (increase $90)

B.1

The proposed Flat Rent schedule below is based on the expectation of a 4-5% increase in the 2027 Fair Market Rents.

Proposed Flat Rent Schedule - Effective 1/1/2027

Grand Towers
1 (Small): $830 (increased $100)
1 (Large): $900 (increased $80)

Corpus Christi
1 (Townhouse/Nave): $850 (increased $75)
1 (Classroom/Tower): $950 (increased $50)
1 (Third Floor/Large): $1,000 (increased $50)

Scattered Sites
1: $945 (increased $70)
2: $1,125 (increased $70)
3: $1,375 (increased $70)
4: $1,500 (increased $75)

Highland Village
1 TC $975 (increase $50)
1 PH: $975 (increased $50)
2 TC: $1,175 (increased $50)
2 PH: $1,175 (increased $50)

☐ ☒ Operation and Management.
☐ ☒ Grievance procedures.
☐ ☒ Homeownership Programs.

The HA continues to operate a Section 8 Homeownership program with three (3) 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 Grants (CDBG) and other funds for the construction and rehabilitation of homeownership units for low- to moderate-income families. The City was awarded $994,000 in the 2024 CDBG funding round for the construction/rehabilitation of five (5) single-family homes to be sold to families at or below 80% Area Median Income. These homes are anticipated to be completed and sold in 2026/2027.

The HA also received approval from the Campbell County Fiscal Court for 2023 CDBG Grant funding of $996,526 for the construction/rehabilitation of an additional seven (7) homes. Five (5) of these homes would be new construction and the remaining two (2) would be rehabs. These homes are to be sold to families at or below 80% Area Median Income (AMI). All homes have been sold as of August 2026.

The HA, in partnership with CHDO and Entryway, was awarded $291,664 through the Covington HOME Consortium for the rehabilitation of three (3) homes to be made available for purchase by homebuyers earning up to 80% AMI. To date, one home has been sold, one home has been completed and has a potential buyer, and the third home is anticipated to be completed in 2026. All homes are expected to be sold in 2026/2027.

The HA anticipates applying for funding through the Covington HOME Consortium for the development of an additional four (4) single-family homes to be sold to qualified homebuyers earning up to 80% AMI. Of the four (4) homes, three (3) will be newly constructed and one (1) will be rehabilitated. These homes are expected to be completed in 2027/2028.

NMHC III, through its partnership with the Campbell County Fiscal Court, expects to submit an application for the next round of CDBG Grant funding for the construction of five (5) single-family homes. These homes are to be sold to families at or below 80% AMI.

The HA will continue to seek funding to construct/rehabilitate affordable homes for sale to low- and moderate-income families.

B.1

☐ ☒ Community Service and Self-Sufficiency Programs.
☐ ☒ Safety and Crime Prevention.

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. The HA continues to work closely with 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.

☐ ☒ Pet Policy.

The HA permits residents to own one (1) 4-legged animal (cat or dog) weighing no more than 25 lbs. and measuring no more than 12 inches in height. The HA charges a non-refundable, one-time pet fee of $100 and a refundable pet deposit of $200. Pet owners are responsible for providing verification that their pets have been spayed or neutered, as well as documentation of all required and appropriate vaccinations. Except for vaccinations, pet restrictions and applicable fees do not apply to service or support animals.

☐ ☒ Asset Management.
☐ ☒ Substantial Deviation.

The HA defines a substantial deviation from its 5-year plan as any change that would result in the elimination or addition of a program or activity defined in the plan. Examples include, but are not limited to, the disposition or demolition of public housing property or the development of public housing or mixed-finance development.

☐ ☒ Significant Amendment/Modification

The HA defines a 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.

(b) The PHA must submit its Deconcentration Policy for Field Office Review.

See explanation in B.1 under Plan Elements which is hereby submitted for HUD Field Office review.

(c) If the PHA answered yes for any element, describe the revisions for each element below:

B.2 **New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N
☐ ☒ Choice Neighborhoods.
☒ ☐ Mixed Finance Modernization or Development.

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 Grants (CDBG) and other funds for the construction and rehabilitation of homeownership units for low- to moderate-income families. The City was awarded $994,000 in the 2024 CDBG funding round for the construction/rehabilitation of five (5) single-family homes to be sold to families at or below 80% Area Median Income. These homes are anticipated to be completed and sold in 2026/2027.

The HA also received approval from the Campbell County Fiscal Court for 2023 CDBG Grant funding of $996,526 for the construction/rehabilitation of an additional seven (7) homes. Five (5) of these homes would be new construction and the remaining two (2) would be rehabs. These homes are to be sold to families at or below 80% Area Median Income. All homes have been completed and sold as of August 2026.

The HA, in partnership with CHDO and Entryway, was awarded $291,664 through the Covington HOME Consortium for the rehabilitation of three (3) homes to be made available for purchase by homebuyers earning up to 80% AMI. To date, one home has been sold, one home has been completed and has a potential buyer, and the third home is anticipated to be completed in 2026. All homes are expected to be sold in 2026/2027.

B.2

The HA anticipates applying for funding through the Covington HOME Consortium for the development of an additional four (4) single-family homes to be sold to qualified homebuyers earning up to 80% AMI. Of the four (4) homes, three (3) will be newly constructed and one (1) will be rehabilitated. These homes are anticipated to be completed in 2027/2028.

NMHC III, through its partnership with the Campbell County Fiscal Court, expects to submit an application for the next round of CDBG Grant funding for the construction of five (5) single-family homes. These homes are to be sold to families at or below 80% AMI.

The HA received HUD approval in July 2024 for the use of Capital Funds for the construction of four (4) one-bedroom Public Housing rental units for individuals with household incomes at or below 80% AMI. Construction of all four (4) units has been completed, and all units were fully occupied as of March 2026.

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 two multi-unit buildings to contain up to four (4) one-bedroom rental units (each) for individuals with household incomes 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 or Senior Affordable Housing.

☒ ☐ 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 Kentucky Transportation Cabinet (KYTC) expressed interest in acquiring a portion of the Peter G Noll site in connection with the construction of the 4th Street replacement bridge. As a result of the eminent domain action, the HA and KYTC reached a settlement agreement in the amount of $1,861,900. The HA intends to use the $1,861,900 in settlement proceeds to facilitate the development of affordable rental housing units subsidized through Housing Choice Vouchers and to support additional homeownership development through its nonprofit affiliate, NMHC III. The HA will finalize such plans for submission to HUD in its 5-year plan and annual plan.

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.

☒ ☐ Designated Housing for Elderly and/or Disabled Families.
☐ ☒ Conversion of Public Housing to Tenant Based Assistance.
☐ ☒ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
☐ ☒ Homeownership Program under Section 32, 9, or 8(Y)
☐ ☒ Occupancy by Over-Income Families.
☐ ☒ Occupancy by Police Officers.
☐ ☒ Non-Smoking Policies.
☒ ☐ Project-Based Vouchers.

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

☐ ☒ Units with Approved Vacancies for Modernization.

B.2	☐ ☒ 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 and Annual Plan. The HA received approval from the Campbell County Fiscal Court for 2023 CDBG Grant funding of $996,526 for the construction/rehabilitation of an additional seven (7) homes. Five (5) of these homes would be new construction and the remaining two (2) would be rehabs. These homes are to be sold to families at or below 80% Area Median Income (AMI). All homes have been sold as of August 2026. The HA, in partnership with CHDO and Entryway, was awarded $291,664 through the Covington HOME Consortium for the rehabilitation of three (3) homes to be made available for purchase by homebuyers earning up to 80% AMI. To date, one home has been sold, one home has been completed and has a potential buyer, and the third home is anticipated to be completed in 2026. All homes are expected to be sold in 2026/2027. The HA received HUD approval in July 2024 for the use of Capital Funds for the construction of four (4) one-bedroom Public Housing rental units for individuals with household incomes at or below 80% AMI. Construction of all four (4) units has been completed, and all units were fully occupied as of March 2026.
B.4.	**Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. The HA received HUD approval of its 5-Year Capital Fund Action Plan for 2023-2027 on July 25, 2024. The entire Plan, along with related Annual Statements, is uploaded in the EPIC system, and describes all planned capital activities to ensure the sustainability and viability of the HA's public housing developments.
B.5	**Most Recent Fiscal Year Audit**. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☒ (b) If yes, please describe:
C.	**Other Document and/or Certification Requirements.**
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☒ (b) 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.
C.2	**Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.3 **Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.**

Form 50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 **Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

(a) Did the public challenge any elements of the Plan?

Y	N
☐	☒

If yes, include Challenged Elements.

C.5 **Troubled PHA.**

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y	N	N/A
☒	☐	☐

(b) If yes, please describe: The HA signed an Indicator 13: Lease-up Improvement Plan for their FY2025 SEMAP Certification.

The HA Goal: Percent of units leased during the last completed PHA fiscal year as determined by taking unit months under HAP contract as shown on PHA's latest approved year-encl operating statement divided by 12 and divided by the number of units budgeted as shown on the PHA's approved budget for the same PHA fiscal year.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 **Affirmatively Furthering Fair Housing.**

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

D.1

Fair Housing Goal:

Goal: Continue to ensure equal opportunity and equitable access to affordable housing opportunities for low-income families.

Describe fair housing strategies and actions to achieve the goal

It is the policy of the HAN to fully comply with all Federal, State and local nondiscrimination laws; the Americans with Disabilities Act; and the U. S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity. The HAN shall affirmatively further fair housing in the administration of its public housing program.

No person shall, on the grounds of race, color, sex, religion, national or ethnic origin, familial status, disability, sexual orientation, gender identity or marital status, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under the HAN's programs.

To further its commitment to full compliance with applicable Civil Rights laws, the HAN will provide Federal/State/local information to applicants/tenants of the Public Housing Program regarding discrimination and any recourse available to them if they believe they may be victims of discrimination. All applicable Fair Housing Information and Discrimination Complaint Forms will be made available at the HAN office. In addition, all written information and advertisements will contain the appropriate Equal Opportunity language and logo.

The HAN will assist any family that believes they have suffered illegal discrimination by providing them copies of the appropriate housing discrimination forms. The HAN will also assist them in completing the forms if requested and will provide them with the address of the nearest HUD office of Fair Housing and Equal Opportunity.

Instructions for Preparation of Form HUD-50075-HP
Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions**. Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. 24 CFR §903.7(b) Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. 24 CFR §903.7(b) A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b) Describe the unit assignment policies for public housing. 24 CFR §903.7(b)

☐ **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. (24 CFR §903.7(c)

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d)

☐ **Homeownership Programs**. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k) and 24 CFR §903.12(b).

☐ **Safety and Crime Prevention (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. (24 CFR §903.7(m)(5))

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i)

☐ **Significant Amendment/Modification**. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **HOPE VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6 . (Notice PIH 2011-47)

☐ **Mixed Finance Modernization or Development. 1)** A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

☐ **Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (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 approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received 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. (24 CFR §903.7(j))

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §990.145(a)(1).

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

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR §903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91,

and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. 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. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

D.1 Affirmatively Furthering Fair Housing.

The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' … PHA Plans (including any plans incorporated therein) …. Strategies and actions must affirmatively further fair housing …." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless , the PHA will address its obligation to affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 the 5-Year and Annual PHA Plan. 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 7.02 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.