

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING**



ANNUAL PLAN FOR FISCAL YEAR 2024

PLEASE DO NOT REMOVE FROM THE OFFICE.

**APPROVED BY THE BOARD OF COMMISSIONERS AT THEIR REGULAR MONTHLY
MEETING HELD ON JANUARY 19, 2024**

B.	Plan Elements					
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Asset Management.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <ul style="list-style-type: none"> • Attached: <ul style="list-style-type: none"> ▪ Eligibility, Selection, and Admissions - Preparing for HOTMA updates on income and assets ▪ Financial Resources - 2024 Planned Resources updated ▪ Rent Determination – Updated 2024 Fair Market Rents (FMR); 2024 Payment Standards adopted at 110% of FMR and up to 120% of FMR subject to HUD waiver; and 2024 Flat Rents reflecting 80% of the 2024 FMRs. ▪ Operations & Management & Asset Management – RAD Project Based Voucher language for Admin Plan; Interim Recertifications; NSPIRE (National Standards for the Physical Inspection of Real Estate); SEMAP (Section 8 Management Assessment Program) ▪ Homeownership – Updated to reflect the pursuit of additional homeownership options including Section 8 Homeownership ▪ Asset Management, Substantial Deviation, and Significant Amendment/Modification – RAD considerations <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <ul style="list-style-type: none"> • Attached: HACN’s De-concentration Policy 					
B.2	<p>New Activities.</p> <ul style="list-style-type: none"> • Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year? • Y N • <input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods. • <input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development. • <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. • <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. • <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. • <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. • <input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization. • <input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities or Emergency Safety & Security Grants). <p>(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.</p>					

- HACN considers various funding mechanisms to preserve, enhance, and produce quality affordable housing opportunities for all existing and future properties, including, but not limited to Low-Income Housing Tax Credits, HOPE VI/Choice Neighborhoods, HOME funding, RAD (Rental Assistance Demonstration) conversions and other blended subsidy programs. The Newport Residents Council would be consulted before any application would be submitted as HACN is committed to the resident participation process.
- HACN will continue the Mixed Finance, other redevelopment, or moderate rehabilitation/modernization of Park Holm, Chapel Terrace and any other property experiencing deteriorated conditions; or in order to preserve long term affordability of our housing portfolio.
- HACN will apply for the demolition of the final 26 apartments and the disposition of the underlying vacant land for Park Holm Phase V to be replaced with the new construction of the next estimated 44 or more apartments to result in, at minimum, a one-for-one apartment replacement as well as possibly: a new midrise apartment building with non-dwelling space for offices and maintenance space and/or resident services, and potential homeownership opportunities.
- HACN continues to assess all non-dwelling space to determine highest and best use. We will consider new or continued leasing and/or disposition of non-dwelling land and space and/or building/land swaps and long-term lease agreements (including, but not limited to the Central Office, Administrative offices, Florence Gray Center; Donovan Manor space, and vacant land.) As such, demolition or disposition applications could be submitted, after a resident consultation process. We engage in partnerships for education, career pathways, recreation, health/behavioral health/wellness services, broadband opportunities, supportive services, bicycling programs and pathways, urban farming, community gardening, art and music, library services and other quality of life services. We are working to expand the Florence Gray Center into a campus of opportunity with several city and community partnerships, including the possible expansion of the on-site Boys and Girls Club in a newly constructed building on our land via a ground lease or other agreement.
- We are planning for the use of approximately 45 Project Based Vouchers in Park Holm Phase V. Project based vouchers is consistent with our plan to preserve and enhance affordable housing.
- HACN remains committed to doing all necessary rehabilitation of units to remain compliant with HUD's NSPIRE (National Standards for Inspection of Real Estate), including, but not limited to possible RAD conversions at our HOPE VI site and/or other locations as a mechanism to preserve and enhance affordable housing.
- HACN will explore opportunities for housing development and property acquisition (in the various affordable housing programs) including but not limited to existing properties, the creation of additional homeownership opportunities, modular and/or other types of homes. We will explore the creation of a separate ownership entity, partnering with another developer or service partners (i.e., for youth aging out of foster care; homeless prevention; disability providers, etc.) or self-developing, and establishing a 501c (3) or other entity.
- HACN has been awarded CBDG grants, and Legislative grants for much needed capital repairs for the Florence Gray Center. We have been awarded private grants from the Van Beuren Charitable Foundation to support the Re-Imagining of the Florence Gray Community Center and its long-term sustainability and have partnered with the city of Newport on municipal funding opportunities.
- HACN explores funding opportunities for our housing properties and community facilities such as the Florence Gray Center, the Park Holm Senior Center, Donovan Manor, Edgar Court and more to enhance community and supportive services that serve to improve quality of life for our residents and housing communities. We are working with the city on a Community Learning Center funding opportunity. HACN also explores ROSS, FSS, Jobs Plus, Safety and security grants and other grants to enhance the well-being of our residents. HACN continues to utilize the Maturity Works Program which provides meaningful job experience opportunities for residents within our housing communities and we have created paid Section 3 Job Training Programs to train and employ our residents/participants to foster opportunities for employment and career pathways.

- We have partnered with the HiLo Neighborhood Association (a 501c3 created by residents) to secure funding, leveraged with HACN funding, for a broadband project that includes the infrastructure and ongoing wi-fi access in an effort to eliminate the digital divide impacting residents. The coronavirus pandemic only heightened the need for digital access, whether for distance learning education, telehealth services, social engagement, workforce development and other socio-economic self-sufficiency needs. To date, more than 100 apartments come with free high-speed, reliable wi-fi, including both elderly/disabled and family housing communities, which is being expanded to include Park Holm and the Florence Gray Center by the end of 2023. We continue to submit funding applications to expand to all remaining properties.
- HACN may pursue housing options to allow residents to age-in-place such as Designated Elderly Housing communities, services to support aging residents, assisted living opportunities, partnerships with local senior centers, mental health programs, the Office of Healthy Aging, health collaboratives and more. We lease land, buildings and community space for enrichment programs/services.
- HACN has not actively explored HUD’s Moving to Work Program. HACN would ensure an inclusive resident participation process by working with the Newport Residents Council prior to submitting any potential application.

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 of the City of Newport (HACN) continues to pursue its mission to provide decent, safe, sanitary and affordable housing and to promote homeownership, economic development, economic self-sufficiency for public housing residents and HCV Section 8 participants and a living environment free of discrimination and crime.

Development and Redevelopment

The Park Holm Revitalization Program: The Park Holm Master Plan, which involves the complete redevelopment of our 262-unit public housing property, remains a high priority goal, as housing preservation is critical for the Authority. With the assistance of Capital Funds and previous American Recovery and Reinvestment Act (ARRA) funds, we previously renovated 51 apartments under Phase I of the Master Plan: Renovations. The Housing Authority closed on the redevelopment of the first 51 homes and the new construction of another 60 homes (Phase II) in Park Holm (for a total of 111 new or newly renovated homes) in February 2014 and completed the site renovations and new construction in July, 2015. In June 2020, HACN closed on Park Holm Phase III which included the demolition of 58 distressed apartments and the new construction of 56 blended occupancy apartments between April and September of 2021. We are now preparing to close on Park Holm Phase IV by 2023’s year-end/early 2024. We received approval for the demolition of the next 74 apartments, and disposition of the underlying land, to be replaced with the new construction of 51 blended occupancy apartments, as part of the mixed-finance approval. We plan to submit a demolition, disposition, and mixed-finance application for Park Holm Phase V to address the remaining units, the last 26 apartments to be demolished and replaced with the construction of at least 44 blended occupancy apartments. The Authority is committed to replacing all 262 original apartments and producing additional units, if possible. The preservation of existing units is critical to housing affordability however, the need locally, statewide, and nationally speaks to how imperative it is to increase housing production to address the housing affordability crisis. During the summer and fall of 2023 we received approval for technical assistance and pre-development planning funds from RI Housing to explore the development of approximately 100 new housing units, including up to an additional 50 homeownership units on Housing Authority land, for example, along Hillside Avenue and a new 50-unit midrise building consisting of 1-bedroom apartments combined with office space, possible maintenance space, and community space for residents. This building could replace the current Park Holm Management Office and Senior Center with brand new space for the same use, but with modernized space and amenities. The Park Holm Revitalization Program involves a fantastic collaboration of the Board, staff, residents, funders, development team members, and community partners. It has been a highly successful and transformative community revitalization program that has spurred further local economic development in Newport’s North End. Chapel Terrace completed interior renovations in 2023 and has planned exterior renovations in 2024 in order to preserve the affordable housing property. We will continue to renovate our housing communities to preserve quality affordable housing for residents.

Homeownership Opportunities

The Housing Authority's created 15 homeownership units since 2008. The first seven, known as Newport Height Homeownership, were part of the HOPE VI program and all have been sold. Two have re-sold. Another eight were created through the Section 32 Lease-to-Purchase Homeownership Program, known as Weidemann Court and Hillside Homes and six families in the Lease-to-Purchase Homeownership Program have successfully transitioned to homeownership. During the summer/fall of 2023 we received approval for technical assistance and pre-development planning funds from RI Housing to explore the development of up to an additional 50 homeownership units on Housing Authority land, for example, along Hillside Avenue. We plan to work with RI Housing and Church Community Housing on this program as we've done in the past. The historically high mortgage interest rates and high housing costs are key barriers to homeownership. We plan to pilot a Housing Choice Voucher Homeownership Program to assist families in realizing the dream of homeownership.

Expanding Housing Opportunities: HACN continues to explore housing and neighborhood revitalization efforts, supportive housing, participation in HUD's Continuum of Care program; mixed-income and market rate housing, mixed-use housing, and green housing/green building initiatives as part of our ongoing development goals.

Operations and HCV

The COVID-19 pandemic resulted in significant staff turnover which created several operational challenges in terms of achieving subsidy utilization and recertification benchmarks. We brought in consultants and temporary staff to address backlog issues and 2023 has seen greater success. Another result of the Coronavirus pandemic is that the Housing Authority has transitioned to remote service delivery where possible.

We continue to pursue technology advancements for more efficient and effective operations. HACN customers have online access to information about our housing programs, obtaining housing applications, checking waiting list status, Request for Proposals, and more by visiting our website at www.newporthousing.org. We continue working with our IT, software, and other vendors to bring advanced technology to our customers to make our programs as accessible and responsive as possible. For example, we are looking into mobile work order systems, mobile alert communication systems, implemented centralized waiting lists, are exploring automated/technology-based admissions processing, customer call centers, centralized inventory systems, certification kiosks, and more. We continue to streamline certifications and utilize HUD waivers to improve the programs.

HACN achieved "HUD High Performer" designation status in the HCV Section 8 Programs and Standard Performer status in the Public Housing program. In addition, HACN earned all passing REAC scores for the properties inspected in 2022.

The Authority continues to work with the Newport Residents Council, the Hi Lo Neighborhood Association, the Park Holm Senior Center Club, and our residents and community on issues related to policies, broadband, parking, crime prevention, resident services, and other matters of importance. HACN is proud of the relationship it has built with our residents and resident organizations over the years. In addition to being a member of the Resident Advisory Board, the NRC President holds a position on the Park Holm Development Committee. We also continue to partner with the Hi Lo Neighborhood Association to enhance the quality of life for residents, including the Donovan Manor Wellness Partnership (that has received national recognition by the National Association of Housing and Redevelopment Officials) and a broadband project partially funded through RI Housing and HUD CARES Act funding for Phase I and CDBG funding for Phase II. Broadband equity is vital and the partnership with the HiLo Association has been very successful. To date, all residents of Donovan Manor, DeBlois, and Edgar Court have free, reliable, high-speed internet access, as do some families in Chapel Terrace. By the end of 2023 the families of Park Holm tax credit properties and the Florence Gray Community Center will too. The success of the broadband equity project even garnered the attention of the US Secretary of Commerce, our US Senators, and other dignitaries as Newport Housing Authority was selected as the site for a huge media event in June 2023 announcing federal BEAD funding and how Newport HA's work is helping to close the digital divide in RI. Our relationships with resident leadership, resident organizations, residents and community members have enabled HACN, in partnership with residents, to further benefit from a mutual commitment to providing quality housing and economic self-sufficiency opportunities for the families we serve and the larger community.

The Authority will continue to work with the Newport Residents Council and staff to review its policies and its impact on residents and quality of life issues. As PHAs prepare for HUD required HOTMA implementation, we will meet with the Newport Residents Council to review required updates to our Public Housing Admissions and Continued Occupancy Policy (ACOP) and Housing Choice Voucher Administrative Plan.

Energy Efficiency

In 2021, HACN received HUD approval for a solar net metering project, through a consortium with other RI PHAs. In 2013, HACN closed on its Energy Performance Contract (EPC) with Honeywell and has been meeting our savings goals as a result of energy related property upgrades and energy conservation measures that were undertaken. We are reviewing the results of our capital needs assessment related to energy improvements to submit a possible amendment to our EPC as needed, subject to HUD approval. We continue to explore green initiatives, including stormwater protection measures, rain water solutions, and more.

We have not yet implemented the water charges from the Pool Policy adopted in 2020.

Community and Supportive Service (CSS) Programs

In 2023, the Housing Authority received six awards from the National Association of Housing & Redevelopment Officials for Client & Resident Services, in partnership with the HiLo Neighborhood Association, including the Broadband & Digital Equity Program (a finalist for a National Award of Excellence); Gaining Your Independence Wellness Program; Cyber Seniors Program with URI Students; Clinical Nursing Program with Salve Regina University students; Holiday & Dinner Theatre with Salve students; and the Food Donation Connection Program. In 2022, the Housing Authority received three awards from the National Association of Housing & Redevelopment Officials and its NERC Chapter: for Park Holm Phase III; the Neighborhood Beautification Program; and the Root Riders Youth Program. In 2021 we also received three awards from NAHRO and its NERC chapter: two were Awards of Merit for the Neighbor Next Door Program and the Community Gardens and one was an Award of Excellence for the Big Blue Bike Barn. These programs all involved collaborations with our amazing residents and community partners to make a difference in the lives of the families we serve and the communities where we live.

HACN received funding from RI Housing in the summer/fall of 2023 to help operate the Rhode to Success (RTS) Program loosely modeled after the HOPE VI Community and Supportive Services (CSS) Program and HUD's Family-Self Sufficiency (FSS) Program. The RTS program was designed to assist residents gain greater financial independence, support family development, and improve their overall quality of life. A reward/incentive program whereby \$25,000 in mini-grant funds was established using energy incentive rebate dollars from the Park Holm Revitalization Program has remaining funds available to support resident. RTS program participants are able to use the funds for college scholarships, job training assistance and other supportive services. A collaboration of service providers provides identified service needs to residents. HACN participated in the Newport Working Cities Challenge with a focus on workforce development as a strategy to reduce the high poverty levels in Newport and particularly the north end of the city. We are also supporting RI Reads: The Campaign for 3rd Grade Reading to address the importance of reading proficiency. HACN continues to partner with local agencies to bring Summer Youth Employment Program opportunities to our residents. The Saturday Club for youth in grades 4 – 8 struggled to restart after the forced break caused by the pandemic. We had to pivot and expanded our partnership with Bike Newport, support free summer bicycling camps and other healthy cycling safety and bike education programs for youth. Wellness, social, and community engagement activities thrived as part of Aging in Place services continued at Donovan Manor through a Resident Service Liaison in the Maturity Works Senior Employment Program and through partnerships with the Edward King House and the HiLo Neighborhood Association. Our community spaces at the Florence Gray Center, Park Holm Senior Center, and Donovan Manor Wellness Center and Community Room all reopened in 2022 and back to pre-pandemic usage. We continued our partnerships with the Edward King House who provides meal services to residents age 60 and older and offer senior service programming. We continue to partner with Aquidneck Community Table which has built several community gardens throughout our north end properties and provides fresh produce to residents Authority-wide. We're implementing additional supportive services programs with a partnership through the Newport Community School. We work with the resident organizations, the Boys & Girls Club, Newport Mental Health, the Health Equity Zone, East Bay Community Action Program, Bike Newport, Aquidneck Community Table, Looking Upwards, Fab Newport and a host of organizations through the Newport Partnership for Families to address CSS for our families. HACN also partners with Newport School Department, the MET School, the University of RI, and Salve Regina University to address and provide resident enrichment opportunities as well fostering valuable community partnerships. We plan to collaborate with the US Golf Association on job opportunities for residents during the US Sr Open in 2024.

	<p>HACN previously received Board and HUD approval to implement a Section 8 Homeownership Program in conjunction with our RTS Program and our Lease-to-Purchase Homeownership Program. We are seeing greater interest in homeownership and are working to pilot the program with existing resources. An Action Plan was developed in previous years and we will review to determine if we can kick off the program in 2024.</p>
B.4	<p>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.</p> <p>2023-2027 Five Year Action Plan approved by HUD on July 14, 2023.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (FYE 2022)</p> <p>(b) If yes, please describe: 1) Internal Controls over Financial Reporting and 2) Procurement</p>
C. Other Document and/or Certification Requirements.	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(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.</p> <p>Comments are expected and will be included.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <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. To be attached.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p><i>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</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. To be attached.</p>
C.4	<p>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.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>If yes, include Challenged Elements. To be determined.</p>
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y <input type="checkbox"/> N <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

D.	Affirmatively Furthering Fair Housing (AFFH).				
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>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.</p> <table border="1" data-bbox="256 592 1523 877"> <tr> <td data-bbox="256 592 1523 634">Fair Housing Goal: N/A</td> </tr> <tr> <td data-bbox="256 634 1523 877"><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> </table> <table border="1" data-bbox="256 907 1523 1453"> <tr> <td data-bbox="256 907 1523 949">Fair Housing Goal: N/A</td> </tr> <tr> <td data-bbox="256 949 1523 1453"><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> </table>	Fair Housing Goal: N/A	<u>Describe fair housing strategies and actions to achieve the goal</u>	Fair Housing Goal: N/A	<u>Describe fair housing strategies and actions to achieve the goal</u>
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2024 ANNUAL PLAN - ELEMENT: FINANCIAL RESOURCES: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2020 grants)		
a) Public Housing Operating Fund	\$2,794,527	
b) Public Housing Capital Fund	\$2,491,040	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$8,124,186	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
g) Resident Opportunity and Self-Sufficiency	\$0	
h) Community Development Block Grant	\$139,757	FGC Renovations
CDBG Broadband	\$950,000	Resident Broadband
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
RI01P005501-20	\$797,290	CFP
RI01P005501-21	\$404,021	CFP
RI01P005501-22	\$1,956,725	CFP
Sub-total Unobligated Federal Grants	\$3,158,036	
3. Public Housing Dwelling Rental Income	\$1,746,000	PH Operations
4. Other income		
Investment Income S8		S8 Operations
Other Government Grants		PH Operations (Acct. 70800)
Fraud Collection S8	\$1,200	S8 Operations
Other Revenue	\$256,683	PH & S8 Operations
S8 Port Fees	\$9,000	S8 Operations
4. Non-federal sources (list below)		
Rhode Island House and Senate	\$4,000	Youth and Elderly Services, FGC
RI Office of Healthy Aging	\$3,952	Elderly Services
RI Office of Healthy Aging	\$14,166	Security Services
City of Newport - Civic Grant	\$1,700	
Total Resources	\$19,694,247	

2024 ANNUAL PLAN – ELEMENT: RENT DETERMINATION

2024 Fair Market Rents – Public Housing Flat Rents – Voucher Payment Standards

Bedroom Size	2024 Fair Market Rents	80% of 2023 Fair Market Rents = Public Housing Flat Rents	2024 Housing Choice Voucher (HCV) Payment Standards (110% FMR) <i>Submitted for HUD Waiver to go to 120% FMR</i>
0	\$1716	\$1372	\$1887
1	\$1728	\$1382	\$1900
2	\$2270	\$1816	\$2497
3	\$2999	\$2399	\$3298
4	\$3593	\$2874	\$3952
5	\$4131	\$3304	\$4577
6	\$4670	\$3736	\$5137

2024 Annual Plan – Elements: Eligibility, Selection, Admissions; Operations & Management; Homeownership; and Asset Management

1	Public Housing, Housing Choice Voucher (HCV), Blended Subsidy, i.e., Tax Credit Programs	Admissions & Continued Occupancy Policy (ACOP), HCV Admin Plan, Management Plans	<p>HOTMA Implementation (Housing Opportunities Through Modernation Act of 2016) HUD has required all PHA’s to update and implement policies <u>no later than</u> January 1, 2025 or earlier. HACN will follow implementation guidance from PIH Notice 2023-27 and our policies will be updated as required by HUD for the implementation of HOTMA sections 102 and 104 and other sections as mandated. HACN will set up a meeting with the Newport Residents Council to review HOTMA changes.</p>
2	Housing Choice Voucher (HCV) Program	HCV Administrative Plan	<p>HCV Homeownership Program HACN previously developed a Homeownership Action Plan. The HCV homeownership program allows families that are assisted under the HCV program to use their voucher to buy a home and receive monthly assistance in meeting homeownership expenses. HACN will add the Homeownership program regulations, policies, and procedures to our Administrative Plan to begin the implementation of a Pilot Homeownership program to be administered. We will decide once we have processed a few family applications if this program can be effectively administered.</p>
3	HCV Program	HCV Administrative Plan	<p>Rental Assistance Demonstration (RAD) and Project-Based Voucher Program (PBV) Last year’s Annual Plan included exploring RAD, beginning with Newport Heights. This initiative was pursued and we’re working with the Newport Residents Council (NRC) and RI Legal Services (RILS) on the Newport Height RAD deal. HACN must add a section to the HCV Admin Plan to include the federal regulations, policies, and procedures on the implementation of a RAD PBV Program. HACN will continue to work with the NRC and RILS on any potential RAD program expansion.</p>
4	Public Housing and HCV Program	Public Housing ACOP and HCV Administrative Plan	<p>National Standards for the Physical Inspection of Real Estate (NSPIRE) HACN will include the HUD mandated NSPIRE procedures for inspections to its ACOP and Admin Plan. HUD has been transitioning to NSPIRE, which replaces Uniform Physical Conditions Standards (UPCS) for Public Housing effective July 1, 2023 and Housing Quality Standards (HQS - 24 CFR 982.401) for HCV and Project Based Voucher (PBV) programs no later than October 1, 2024, unless HUD authorizes a waiver for an extension.</p>
5	HCV Program	HCV Administrative Plan	<p>Section 8 Management Assessment Program (SEMAP) This is not a policy change. We want to include all aspects of the HCV Program in our Admin Plan. HACN will add a section to the Administrative Plan that details the SEMAP requirements of the HACN to include all scoring indicators and the process staff must use in completing and complying with each indicator.</p>

2024 Annual Plan – Element: Substantial Deviation & Significant Amendment/Modification

SUBSTANTIAL DEVIATION & SIGNIFICANT AMENDMENT/MODIFICATION

The Housing Authority of the City of Newport (HACN) will amend its agency Annual Plan and/or Capital Fund Program (CFP) Five-Year Plan upon the occurrence of any of the following events during the term of an approved plan(s):

1. Changes to rent or admissions policies, including organization of the waiting list, not already included in the Annual Plan, unless such changes are required by HUD, federal regulation, or other state regulations;
2. Additions of non-emergency and non-urgent Capital Fund Program work items, not included in the current CFP Annual Statement or CFP 5-Year Action Plan, of more than \$100,000 per project; and excluding projects arising out of federally declared major disasters;
3. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities that has not been included in an Annual or Five-Year Plan, excluding: the decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance through the Rental Assistance Demonstration (RAD) Program at Newport Heights, changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; changes to the construction and rehabilitation plan for each approved RAD conversion at Newport Heights; and changes to the financing structure for each approved RAD conversion at Newport Heights; and
4. Any other item or event that the Authority determines to be a significant amendment or modification of an approved Annual Plan and/or Capital Fund Program Five-Year Action Plan.

2024 Annual Plan – Rental Assistance Demonstration (RAD) Application – Newport Heights
Resolution #2039 ~ adopted March 9, 2023

A Resolution Authorizing the Executive Director of the Housing Authority of the City of Newport (HACN) to Execute and Submit a Rental Assistance Demonstration (RAD) Application to the U.S. Department of Housing and Urban Development (HUD) and Certifying an Agreement to Comply with all Requirements of the Program and PIH Notice 2012-32, as Currently Amended.

Whereas Trinity Financial (Trinity) previously developed 299 total new construction units as part of the Newport Heights HOPE VI revitalization to replace the former Tonomy Hill public housing development; and

Whereas there are 132 existing public housing units in the three completed phases of Newport Heights among the 299 total units; and

Whereas, The Rental Assistance Demonstration (RAD) Program is authorized by the Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55, approved November 18, 2011), and

Whereas, the RAD Program allows Public Housing Authorities (PHAs) to convert public housing subsidies into a long-term, Project-Based Section 8 rental subsidy that provide a stable and predictable annual subsidy; and

Whereas, stable and predictable revenues will allow Trinity and to apply for Low-Income Housing Tax Credits and other sources of financing to fund public housing renovations, as well as renovations for the entire Newport Heights site; and

Whereas, The Housing Authority of the City of Newport has determined that submitting a RAD application is financially feasible and will further allow for the creation of a financing plan that will be better able to meet the project's future indicated capital and operating needs to benefit the residents; and

Whereas, Trinity and HACN conducted three (3) resident meetings and will summarize the comments and responses from these meetings as part of the initial RAD application submission;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Newport, Rhode Island hereby adopts Resolution #2039 authorizing the Executive Director to execute a Rental Assistance Demonstration (RAD) Program Application with the U.S. Department of Housing and Urban Development (HUD) and certifying an agreement to comply with all requirements of the program and PIH Notice 2012-32, as currently amended; and

BE IT FURTHER RESOLVED that if the RAD Program application should be approved, Resolution #2039 also authorizes the execution of all applicable award agreements and the implementation of the RAD Program Plan as described in the application.

AND BE IT FURTHER RESOLVED that the Executive Director of HACN, acting singly, or the Board Chair of HACN, also acting singly, is each hereby authorized, empowered, and instructed to enter into, acknowledge, amend and/or deliver on behalf of HACN any and all instruments and documents, and to take any other action, as may be necessary or appropriate, in either of their sole and continuing discretion, in order to effectuate the consummation of the transactions described above.

2024 ANNUAL PLAN

DECONCENTRATION & INCOME MIXING POLICY

In conformance with QHWRA and HUD's Final Rule, 24CFR Part 903.7 (c) (2) with respect to deconcentration of very low-income families and income mixing, the Authority certifies that:

1. The income mix is consistent with the requirements for deconcentration of poverty and income mixing, despite the categorization of the covered developments as above and below the Established Income Range; and
 2. The income mix of such development or developments is consistent with and furthers the locally determined goals of the PHA's Annual and Five- Year Plans.
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2024 Annual Plan and Five-Year Capital Fund Action Plan
Response to Comments Received
(C = Comment and R = Response)

Below, please find the written comments received by the Newport Residents Council (NRC) in regard to the agency’s 2024 Annual Plan and Five-Year Capital Fund Plan in addition to one verbal comment received at the Public Hearing. Please note that the NRC made no new written comments in 2024, but verbally commented that their 2023 comments stand. Therefore, we have resubmitted those comments and below each comment you will find the Housing Authority’s response.

C1 – HACN Open Buildings – The NRC, as well as numerous individual residents have previously commented, and have made several requests to HACN of the importance and need to have all HACN buildings opened regarding providing a greater service for residents. The NRC also believes transparency will reflect a showing to residents of HACN's good practices, a high level of respect in its truest form of good faith, as well as a better implication of communication. The NRC and the residents believe that a true explanation has not yet been revealed to the residents, nor have we given any verbal or written forms as to why HACN continues to keep its buildings closed, especially the Management Offices where viable re-certifications paperwork, rents are regularly received and calculated. The NRC would like to additionally think that HACN should've first considered the concerns of the residents before this tremendous step was taken. The NRC hopes HACN takes into consideration reopening all its buildings.

R1 - The Housing Authority appreciates the comments of the NRC. As a result of the pandemic, it became evident that certain operations can be performed remotely, primarily for health and safety reasons, but for operational efficiencies as well. Given the COVID pandemic, the triple-demic, and the recent onset of increased COVID cases experienced locally and nationally, our offices remain open by appointment only, as needed. For example, in-person appointments may be scheduled to sign paperwork, however, for other matters, generally a phone call or phone appointment can address the matter.

C2 – Lease/Admission & Other Policy Changes –The NRC note in its comments that it would like to continue to be a part of the process and appreciated the HACN's consideration in this regard. The NRC wishes to reiterate the importance of having resident participation in this process. As stated in the above paragraph our working relationship is important as both agencies are vested in the lives of the residents.

R2 – The Housing Authority’s Annual Plan states the importance of a resident participation process and will continue to work with the NRC on any proposed lease or other policy changes. We value our relationship with the NRC and our residents and appreciate their partnership.

C3 – Rent Receipts –The NRC is concerned during these already difficult times, that HACN's

choice to eliminate the "rent receipt" one of its best practices regarding the residents. The HACN stop-age of resident's rent payment calculations receipts do not have the best interest of the resident in mind. The importance of a timely received computerized receipt print-out that have showings of all the resident's payments associated with their account make it easy to see current balance as well dispute an incorrect ending balance, therefore allowing residents also staff to make corrections. The NRC is requesting that HACN sees and reconsider this hardship for residents finding other time-consuming resource proofs regarding payment made directly to HACN.

R3 – The Housing Authority appreciates the comments of the NRC. It's important to note that the Housing Authority does provide account statements to residents upon request as opposed to sending out monthly rent receipts to nearly 600 households who have not requested them. Residents have personal payment receipts, such as their cancelled checks, money order receipts, credit card records and debit card records. We ask that any resident in need of an account statement to review charges and payments please contact the management office and one will be provided.

C4 – Rent Configurations/30 Day Notice/Subsidies –The NRC continues to receive request from the residents regarding their needing more knowledge of rent configurations during and after their recertification, along with a timely written rent increase 30-day notice justification, residents are still unsure of which payment subsidy their household is alignment with.

R4 – The Housing Authority is happy to continue to work with the NRC and residents to share information about rent configurations/subsidy types, for example, apartments that are tax credit only, or tax credit apartments with other forms of subsidy such as Public Housing, Project-based Section 8, HOME, and Housing Trust Funds. Residents can contact their Property Management Team at any time for clarification on this. Residents may also refer to their lease and the lease addendums they signed which includes this information. We are happy to provide additional information and would welcome the input of the NRC as to what may work best to continue to highlight this information. In terms of providing a 30-day notice of a rent increase, this is provided unless the resident delays the completion of their recert then they would not be entitled to a 30-day notice.

C5 – Rent Payments Only Drop Box –The NRC has received requests that a drop box is needed and be adhered at the management office buildings just for "rent payments only". As previously stated, a receipt is of a very great importance to residents, and the NRC have severity concerns that residents have paid their rent on time but due the several types of paper works in the drop boxes, somehow rent payments have been misplaced and then found later on an in office staff members desk. The NRC that HACN considers this request.

R5 – The Housing Authority appreciates the comment and is pleased to share that we have installed a post office size free-standing mailbox that is large enough to secure rents and all other information and believes this has resolved the concern. Donovan Manor currently has both an exterior and interior mailbox and receives less mail, therefore we don't believe another box is

needed at this location as there have been no issues reported.

C6 – Homeowner Rent Freeze –The NRC note in its comments that it is in disagreement at this time to put a freeze on the homeowner rental payments. The NRC continue to understand times are difficult for us all, however across the board, other resident rental payment standards have and do rise up to made their payments. It is the suggestion of the NRC, that HACN be more creative in finding another funding source for the homeowner rental dilemma other than a rent freeze.

R6 – The Housing Authority appreciates the comments of the NRC. It’s important to note that the lease-to-purchase homeownership program does not offer the choice of flat rent versus income-based rent, which is the case for the public housing program. Therefore, the residents in the lease-to-purchase program are required to pay the flat rent, regardless of income, based on the current homeownership plan. The Housing Authority wants residents to be successful on their journey toward homeownership, recognizing, however, that not all current lease-to-purchasers will be able to purchase their homes. Given the comments of NRC and the fact that the current lease-to-purchasers have had more than a decade to purchase their homes, the Housing Authority continues to apply the Flat Rent formula. Lease-to-purchasers are able to transfer to a more affordable apartment at another Housing Authority property if they choose, or it may be required if they remain unable to purchase the home, to provide other residents and applicants an opportunity to realize the dream of homeownership. The Housing Authority will continue to work with Church Community Housing to provide additional support to lease-to-purchasers.

C7 – Rental Assistance Demonstration (RAD) –The NRC at this time look forward to HACN having update and current work shop meetings with HACN and the residents for residents to gain clarity and better knowledge of the expansion usage of this conversion resource.

R7 – The Housing Authority appreciates the comments of the NRC and over the last year has been working with the Council, the NRC attorney, and other residents to further pursue a RAD conversion at Newport Heights with Trinity Management, and will continue to explore these options for HACN properties.

C8 - Moving to Work – The NRC repeats its comments from last year objections regarding the Moving to Work Program. The NRC have viewed information that would be harmful to the residents, should HACN “consider” to participate in the MTW program, or/if that means applying to the program without first determining what policy and practice changes it would be considering in light of the additional “flexibility” offered by MTW. In that way the NRC could provide comment on the potential pros and cons from the residents’ perspective of applying to participate in the program.

Of course, the HACN can consider applying for the program at any time during the 2021 fiscal year, but should not be applying to the program before the issues raised in the above paragraph are considered and shared with the residents. Some PHAs have used their MTW

designation to raise minimum rents above the \$50 maximum, to establish time limits on assistance, to raise tenant rents in general, to establish work requirements and to divert funds from the Voucher program, resulting in fewer available vouchers. It is these types of actions that greatly concern the NRC.

It is our understanding that HUD gives no extra funds to participating jurisdictions and the PHA must serve substantially the same number of families. Therefore, unless there are regulations, etc. that significantly inhibit the HACN; we are unclear as to the value of this program for residents or the HACN. Also, your 2020 Annual Plan mentions possible savings that can be used possibly to help residents. The NRC is doubtful that significant savings can be realized without harming residents. Such matters are worthy of further discussion. Again, these are the NRC's list of concerns that proves harmful to the resident:

1. Evictions
2. Residents Displacement
3. Homelessness
4. HACN Raising Minimum Rent above \$50.00
5. General Rents Raising
6. Establishing Time Limits On Assistance (Living withing PHA Housing)
7. Work Requirements
8. Divert funds from voucher program
9. Fewer vouchers to resident usage
10. HACN receives no extra benefit funds

R8 – The HACN appreciates the NRC's feedback concerning the MTW Program. The HACN will continue to consider exploring the MTW Program and will work with the NRC on any proposed policy changes prior to submitting an application.

C9 - Security Cameras - The NRC has received more request that security cameras be on at all times to allow retrieval for needed footage for unwanted behaviors and safety reasons.

R9 – The HACN appreciates the NRC's comments and is pleased to share that the security cameras presently run at all times, barring any malfunctions or weather-related malfunctions. In those instances, we contact our tech support to bring any offline cameras back online.

C10 – Tripod Storage Stairs - The NRC and residents continues to be delighted to see the outside storage units in some of Phase I renovated unit are in HACN FY 2023 Capital Improvement Budget this year.

R10 – The HACN appreciates the NRC's comments and will continue this work.

C11 – Parking- The NRC and residents look forward to the new development parking designs areas throughout HACN.

R11 – The HACN appreciates the NRC’s comments and will continue to work to expand and improve parking options for our valued residents. We performed an assessment over the last year and while parking options are limited, there are some locations where additional parking can be added. We have gone out to bid for engineering services to pursue this work and plan to start at Donovan Manor, while continuing to add parking at Park Holm through the redevelopment program.

C12 – Maintenance Garage/Non-Dwelling Residents Service Offices- The NRC and residents look forward to hearing and seeing designs plans regarding HACN maintenance garage and other non-dwelling office spaces.

R12 – The HACN appreciates the NRC’s comments and will continue to explore opportunities to enhance non-dwelling space. We applied for funding from RI Housing to do pre-development work.

C13 – Mailbox Keys at Park Holm- The NRC verbally commented at the Public Hearing that residents pay \$35 to the US Post Office in order to get keys and lock changes to the cluster mailboxes owned by the Post Office and that the process took nearly 3 weeks recently for a resident. The NRC would appreciate the Housing Authority looking into this in order to help reduce the excessive wait time for keys.

R13 – The HACN appreciates the NRC’s comments. We spoke with the Post Office and they had one person assigned to this task which may be contributing to the delays. The property manager is reaching out to other local multi-family property managers to gather information on their mailbox systems in order to explore other options.