

The Housing Authority of the City of Newport
5 YEAR PHA PLAN
2020-2024
ATTACHMENT TO THE HUD 50075-5Y

B.1 MISSION:

The mission of the Housing Authority of the City of Newport, Rhode Island is to provide decent, safe, sanitary, affordable housing, and to promote homeownership, economic development, and economic self-sufficiency for public housing residents and a living environment free from discrimination and crime.

B.2 GOALS & OBJECTIVES

- HACN will consider HOPE VI/Choice Neighborhoods, HOME funding and other blended subsidy programs with mix financing for Park Holm Phases IV and V to complete the master plan and possible conversion under the RAD Program.
- HACN will continue the Mixed Finance, other redevelopment, or moderate rehabilitation/modernization of Park Holm, Chapel Terrace and any other property we are experiencing deteriorated conditions or in order to preserve long term affordability of our housing portfolio.
- HACN received demolition and disposition approval for Park Holm Phase III, going from 58 apartments to 56 apartments. Upon completion of all phases of the Master Redevelopment Plan, HACN will replace all of the original 262 affordable homes.
- HACN continues to assess all non-dwelling space to determine best use. We are exploring leasing and/or selling non-dwelling land and space (including, but not limited to; the Central Office, other administrative offices, Florence Gray Center; and vacant land.) As such, demolition or disposition applications would be considered.
- HACN is planning for the use of approximately 43 Project Based Vouchers in the Park Holm Phase III and intends to project base up to an additional 95 vouchers in Phases IV and V. Project basing vouchers is consistent with our plan to preserve and enhance affordable housing.
- HACN conducted a Capital Needs Assessment and or/Green Physical Needs Assessment. The results identified units that will need modernization. Most of this work, related to approved vacancies, has been in Park Holm to date, however the results of the assessment identified additional units in the portfolio, particularly Chapel Terrace, as well as various improvements to other building components and site work needs throughout our housing communities and real estate portfolio that we will pursue.
- HACN will explore, as part of its redevelopment, designating any mixed-finance units as “floating” vs. “fixed” which allows the total number of units to remain the same, but the “floating” unit designation will allow for more flexibility in assigning units. For example, a tax credit unit could be swapped with a public housing unit to allow for a deeper unit subsidy for so long as the total number of tax credit and public housing units, categorically, is not exceeded.

- HACN remains committed to doing all necessary rehabilitation of units to remain compliant with HUD’s REAC (Real Estate Assessment Center) standards, including, but not limited to, in accordance with HUD’s Lead Safe Housing Rule.
- HACN will explore opportunities for housing and property acquisition (in the various affordable housing programs) including but not limited to existing properties and modular type homes, etc. We will explore the creation of a separate ownership entity, partnering with another developer or self-developing., establishing a 501c (3), etc.
- HACN continues its assessment of the sustainability of the Florence Gray Center. We applied for and were awarded a CBDG grant for much need capital repairs for the Florence Gray Center. We will continue to explore additional funding opportunities to support the Re-Imagining of the Florence Gray Community Center and its sustainability. Securing the necessary capital funding to sustain the building could result in a demolition and/or disposition application as would any change in ownership. HACN will also continue to look at various sustainability models, including maintaining ownership of the building; entering a master lease for building ownership or management; selling the building; establishing a 501(c)(3) to purchase the building or to explore additional services; or a shared ownership model for example. HACN will continue to engage residents throughout this process. Groups established through the Working Cities Initiative and a grant through the van Buren Foundation have been working to assist with community engagement and the re-imagining initiative.
- HACN would like to explore other Capital Grant funding and other funding opportunities (including but not limited to Community Facilities and Safety/Security). We are exploring funding opportunities for our community facilities, namely the Florence Gray Center, the Park Holm Senior Center, and Donovan Manor. HACN will continue to explore ROSS, FSS, Jobs Plus and similar grants, including safety and security grants to enhance the well-being of our residents, through capital assistance and assistance that allows for community and supportive services that serve to improve quality of life for our residents and housing communities. HACN also continues to utilize the Maturity Works Program which provides meaningful job experience opportunities for residents within our housing communities.
- A 501(c) (3) called the HiLo Association (created by residents), with the support of the agency and their board, and in cooperation with Salve Regina University, has secured grant opportunities through the van Buren Foundation, RI Foundation and North Family Trust and utilized some of those funds to beautifully renovate the Donovan Manor Wellness Center. The grants provided funds to renovate the fitness area including the purchase of new exercise equipment, new flooring, artwork, etc., as well as enhancing the space for physical therapy and wellness classes for residents. We will continue to partner with the residents on this initiative.
- HACN has participated in HUD’s UPCS-V Pilot Inspection Program for the Housing Choice Voucher Program in anticipation of HUD’s mandatory requirement to conduct UPCS-V inspections in place of the HQS inspections in the near future. HACN will transition from HQS to UPCS-V when required and will explore participation in the HUD REAC NSPIRE Inspection Demonstration.
- HACN will continue to 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, health collaboratives and more.

B.3 Progress Report.

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 (housing preservation) for the Authority. With the assistance of Capital Funds and previous American Recovery and Reinvestment Act (ARRA) funds, the Housing Authority previously renovated 51 apartments under Segment #1 of the Master Plan: Renovations. The Housing Authority closed on the redevelopment of the first 51 homes (site improvements and modest apartment improvements) and the new construction of another 60 homes 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, which is part of Segment #1 (Renovations) and Segment #3 (Demolition and New Construction) of the Master Plan. HACN submitted a tax credit application for Park Holm Phase III which includes 58 distressed apartments pre-redevelopment; includes the demolition of 58 apartments and the new construction of 56 apartments. We've secured funding for the \$18M phase and plan to close on Phases III Q4-2019 or Q1-2020. Each phase of the revitalization program includes relocation in accordance with Relocation Plans. We continue to assess the condition of existing un-renovated units to re-establish priorities and to determine what additional relocation is necessary. We are pursuing general modernization activities as part of a housing stabilization program until such time that all units can be fully redeveloped. The Park Holm Revitalization Program involves a fantastic collaboration of the Board, staff, residents, funders, and development team members and has been a highly successful and transformative community revitalization program.

Homeownership Opportunities: The Housing Authority completed its second Lease-to-Purchase Homeownership Program with the construction of Hillside Homes, another Section-32 Homeownership Program and continues to explore the creation of additional homeownership opportunities. There are 8 homes in the Lease-to-Purchase Program (4 in the first phase of the program at Weidemann Court and 4 in the second phase of the program at Hillside Homes). We are working with the families to make the full transition to homeownership. To date, 3 of the 8 families have successfully transitioned to homeownership. Changes in the lending industry have made sales more challenging. Two families have been working on securing a mortgage in order to complete the purchase and have experienced significant challenges and delays that we are looking into. The Housing Authority also maintains right of first refusal on re-sales of the homes and HACN may exercise its right to purchase and/or re-sell the homes. We are working with Church Community Housing to assist the families on their path to homeownership. In addition, we are exploring whether modifications to the homeownership plan are needed to allow families who transition from lease-to-purchase to satisfy mandatory occupancy requirements for time they have occupied the unit as a renter.

Expanding Housing Opportunities: HACN continues to explore neighborhood revitalization efforts, supportive housing, market rate housing, mixed-use housing, and green housing/green building initiatives on a regular basis as part of our ongoing development goals.

Operations and HCV

The Housing Authority continues to advance its technology application via the use of the HACN website. HACN customers are able to gather information about our housing programs, obtain housing applications, check waiting list status, respond to Request for Proposals, and more by visiting our website at www.newporthousing.org. We continue working with our IT and software 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, centralized inventory, have already implemented

centralized waiting lists, are exploring automated/technology-based admissions processing, and more). We continue to explore streamlining certifications and self-certification of asset income to improve efficiencies.

HACN earned the highly acclaimed “HUD High Performer” designation status in both our Public Housing and HCV Section 8 Programs. In addition, HACN earned commendable REAC scores for the properties inspected in 2015, 2016, 2017, 2018 and 2019; therefore, we will again be exempt from annual REAC inspections for each property (though due to the size of our portfolio, the agency will have annual inspections).

The Authority continues to work with the Newport Residents Council and our resident community on issues related to policies, parking, crime prevention, resident services, and other matters of importance. HACN is proud of the relationship it has built with the NRC and the residents over the years. The NRC President also holds a position on the Park Holm Development Committee; we have sponsored the Park Holm Senior Club in securing and administering grants from our local Health Equity Zone, the RI Legislative Commission, and the Office of Healthy Aging. Our relationships with resident leadership and community members has enabled HACN and the residents to further benefit from a mutual commitment to providing quality housing and economic self-sufficiency opportunities for residents and our community.

The Authority continues to review its policies, including, but not limited to the Admissions and Continued Occupancy Policy, Section 8 Housing Choice Voucher Administrative Plan, procurement procedures, public housing lease, maintenance charges, resident handbooks, and other materials/policy documents, as appropriate, to make operational improvements in our programs as well as adoption of a service/emotional support animal policy. The Housing Authority works with the Newport Residents Council in this process when significant changes are being considered. HACN has and will continue to include the Newport Residents Council in these processes.

Energy Efficiency

HACN closed on its Energy Performance Contract (EPC) with Honeywell in 2013 and has been meeting our savings goals resulting from the property upgrades and energy conservation measures that have been undertaken. We are currently exploring remote and solar net metering and other green initiatives as well as implementing an excess utilities charge and resident energy conservation plan to determine if further cost savings can be realized.

Community and Supportive Service (CSS) Programs

HACN continues to implement the Rhode to Success (RTS) Program modeled after the HOPE VI Community and Supportive Services (CSS) Program and HUD’s Family-Self Sufficiency (FSS) Program. The RTS program assists the residents gain greater financial independence and improves the overall quality of life for the residents. A reward/incentive program whereby \$25,000 in mini-grant funds has been made available to RTS program participants (providing college scholarships, job training assistance and other supportive services to residents). A collaboration of service providers provides identified service needs to residents. HACN participates 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 continued for 4th – 8th graders. Wellness activities as part of Aging in Place services continued at Donovan Manor through a Resident Services Liaison we have through the Maturity Works Program and through partnerships with the HiLo Association. We’re implementing additional supportive services programs with a partnership through the Newport Community School (as a provider of supportive services for the Park Holm Phase III Project Based Voucher Program); and completed the Accessing Home Initiative with an AmeriCorps volunteer focused on eviction prevention counseling for residents and preparing applicants for the rental process. We work with the Boys & Girls Club, 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 is partnering

	<p>with Salve Regina University and Maturity Works to provide resident enrichment opportunities as well fostering valuable community partnerships.</p> <p>HACN has both Board and HUD approval to implement a Section 8 Homeownership Program in conjunction with our RTS Program and our Lease-to-Purchase Homeownership Program. An Action Plan was developed; however, funding needs to be secured to hire a staff person to implement the program.</p>
<p>B.4</p>	<p>VIOLENCE AGAINST WOMEN ACT (VAWA) GOALS</p> <p>HACN has a special admissions preference in its Housing Choice Voucher Program for Public Housing residents who are victims of domestic violence seeking to relocate out of the housing community. HACN also provides transfers in its Public Housing Program for victims of domestic violence seeking to relocate to another housing community. In addition, the Housing Authority’s Florence Gray Center has an office leased by the Women’s Resource Center (a domestic violence prevention/intervention/treatment organization) whereby they operate a wellness hub through their program known as the Health Equity Zone.</p>
<p>B.5</p>	<p>SIGNIFICANT AMENDMENT OR MODIFICATION</p> <p>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):</p> <ol style="list-style-type: none"> 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; 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.