

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing DRAFT for Public Comment 11-13-2020	OMB No. 2577-0226 Expires: 02/29/2016
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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, 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. 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 of 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, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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.																															
<p>A.1 PHA Name: The Housing Authority of Newport PHA Code: R1005 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): 4/2021 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 620 Number of Housing Choice Vouchers (HCVs) 541 Total Combined 1161 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>As a result of the Coronavirus pandemic, the PHA's offices remain closed to the public. The Plan has been made available on the agency's website (www.newporthousing.org), at Newport City Hall, and a cop has been provided to the Newport Residents Council.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						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:																	
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B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</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 type="checkbox"/> <input checked="" type="checkbox"/> Homeownership 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 type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its De-concentration Policy for Field Office Review.</p> <ul style="list-style-type: none"> Attached: HACN's De-concentration Policy <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> <ul style="list-style-type: none"> Attached - Element #1: Eligibility & Selection - (Implement Site Based Waiting Lists); Review admissions policies through an equity lens and work with the Newport Residents Council to determine if changes are needed; and Centralized Waiting List Updates for electronic purge process in place of mailing out letters. Attached - Element #2: Financial Resources - Updated to reflect 2021 Planned Resources Attached - Element #3: Rent Determination – Updated to reflect 2021 Fair Market Rents (FMR), Payment Standards remain at up to 110% of FMR, and Flat Rents updated to reflect 80% of the 2021 FMR.
	<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 Grants or Emergency Safety and Security Grants). <p>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> <ul style="list-style-type: none"> 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 HOPE VI/Choice Neighborhoods, HOME funding, RAD (Rental Assistance Demonstration) conversions and other blended subsidy programs. 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 will apply for the demolition of an estimated 74 apartments and the disposition of the underlying vacant land for Park Holm Phase IV to be replaced with the new construction of the next estimated 51 apartments. The balance of the units will be demolished and replaced in Phase V to result in, at minimum, a one-for-one apartment replacement as well as a proposed new maintenance garage. HACN continues to assess all non-dwelling space to determine highest and best use. We will consider new or continued leasing and/or selling of 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 43 Project Based Vouchers in 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.

	<ul style="list-style-type: none"> • 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 development and property acquisition (in the various affordable housing programs) including but not limited to existing properties and modular or other types of homes. We will explore the creation of a separate ownership entity, partnering with another developer or self-developing, establishing a 501c (3) or other entity. • HACN was awarded a CBDG grant, Legislative grant, and Growing Communities grant for much need capital repairs for the Florence Gray Center. We continue to explore additional funding opportunities to support the Re-Imagining of the Florence Gray Community Center and its sustainability. • HACN explores funding opportunities for our housing properties and community facilities such as the Florence Gray Center, the Park Holm Senior Center, and Donovan Manor to enhance community and supportive services that serve to improve quality of life for our residents and housing communities. HACN also explores ROSS, FSS, Jobs Plus, Safety and security grants and other grants to enhance the well-being of our residents through. HACN continues to utilize the Maturity Works Program which provides meaningful job experience opportunities for residents within our housing communities. • 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 has only heightened the need for digital access, whether it be for distance learning education, telehealth services, social engagement, workforce development and other socio-economic self-sufficiency needs. • 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. • HACN will continue to consider opportunities resulting from participation in HUD's Moving to Work Program.
<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>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.</p> <p><u>Development and Redevelopment</u></p> <p>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 Phase I 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 (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. We are now working on the Park Holm Phase IV and V components of the Master Plan and intend to submit demolition, disposition, and mixed-finance funding applications to address the remaining units. Phase IV is expected to include the demolition of the next 74 apartments replaced with the new construction of 51 blended occupancy apartments and Phase V is expected to include the balance of demolition for the last 28 apartments replaced with the construction of the last 44 apartments. While the exact breakdown may vary between the remaining phases, the Authority is committed to replacing all 262 original apartments. The preservation of existing units is critical to housing affordability however, the need locally, statewide, and nationally speaks to how imperative it is to create opportunities for housing production as well and therefore we will continue to explore opportunities for this. 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.</p> <p>Homeownership Opportunities: The Housing Authority has 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. Another eight were created through the Section 32 Lease-to-Purchase Homeownership Program, known as Weidemann Court and Hillside Homes. To date, 4 of the 8 families in the Lease-to-Purchase Homeownership Program have successfully transitioned to homeownership. Changes in the lending industry have made securing personal mortgages more challenging.</p> <p>Expanding Housing Opportunities: HACN continues to explore neighborhood revitalization efforts, supportive housing, market rate housing, mixed-use housing, and green housing/green building initiatives as part of our ongoing development goals.</p> <p><u>Operations and HCV</u></p> <p>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 streamline certifications and utilize HUD COVID pandemic waivers to improve efficiencies.</p> <p>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.</p>

	<p>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. 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 currently being explored. Our relationships with resident leadership, residents 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.</p> <p>The Authority continues to work with the Newport Residents Council to review its policies and its impact on residents and quality of life issues. We continue to work with staff to review policies and its impact on operational efficiency and effectiveness and the impact on residents and quality of life issues.</p> <p><u>Energy Efficiency</u></p> <p>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 continue to explore 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.</p> <p>While we adopted water charges as part of the Pool Policy in 2020, given the challenges of the pandemic the Authority has did not implementation those charges in 2020.</p> <p><u>Community and Supportive Service (CSS) Programs</u></p> <p>HACN operates a 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 were established using energy incentive reward dollars from the Park Holm Revitalization Program. RTS program participants are able to use the funds for 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 placement we have through the Maturity Works Program and through partnerships with the HiLo Association. The COVID-19 pandemic has temporarily closed our community space at the Park Holm Senior Center and Donovan Manor Wellness Center and Community room due to the high-risk population served by those programs as defined by the Center for Disease Control and other health officials. To offset some of this loss, we've partnered with the East Bay Community Action Program and the Edward King House to offer meal services to residents age 60 and older and access to programming, mainly virtual or outdoors, through the Edward King House and mobile food pantries in our housing communities with the Martin Luther King Center for all residents. We've also partnered with Aquidneck Community Table to bring community gardens to our north end properties and fresh produce is distributed to residents Authority-wide. 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. 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 partners with Newport School Department, the MET School, and Salve Regina University to address and provide resident enrichment opportunities as well fostering valuable community partnerships.</p> <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. 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>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"/></p> <p>(b) If yes, please describe: FYE 2019-Internal Controls over Financial Reporting and Reporting Financial Reports</p>
<p>Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><u>To be submitted with the adopted plan.</u></p>
<p>C.2</p>	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

	To be submitted with the adopted plan.
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>To be submitted with the adopted plan.</p>
C.4	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>To be submitted with the adopted plan.</p>
D	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>2020-2024 5 Year Action Plan Approved by HUD on 3/20/20. Please see attached 5-Year CFP Action Plan FY 2021-2025.</p>

2021 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.

2021 ANNUAL PLAN

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; 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.

2021 ANNUAL PLAN ELEMENT CHANGES

Element #1: Eligibility and Selection

1	Admissions Screening	Public Housing, Housing Choice Voucher, and Blended Occupancy Programs	Discretionary	HACN will work with the Newport Residents Council and others to review its policies through an equity lens to ensure that we are creating equitable access to our housing programs. Preferences, criminal look back periods, and other admissions criteria will be reviewed.
2	Centralized Waiting List	Housing Choice Voucher Program	Discretionary	HACN participates in the statewide Centralized Waiting List (CWL) through a consortium with the Public Housing Association of Rhode Island (PHARI) in order to make applying for vouchers easier for applicants. The list is administered by RI Housing. HACN wishes to update its Administrative Plan to state that <i>it authorizes RI Housing to administer the waiting list, including, but not limited to initial application procedures, ongoing status updates, processing waiting list purges and other procedural matters pertaining to the administration of the waiting list, in accordance with HUD regulation. However, HACN must continue to authorize changes in the adoption or elimination of preference categories and other criteria unique to Newport.</i> It is noted that HACN processes applications to determine eligibility for assistance once a voucher becomes available and households reach the top of the waiting list. We will also incorporate the language in the attached into the Administrative Plan

2021 ANNUAL PLAN ELEMENT CHANGES

Element #1: Eligibility and Selection (page 2)

Centralized Waiting List Administrative Plan Update for the Housing Choice Voucher Program

HACN authorizes RI Housing to administer the waiting list, including, but not limited to initial application procedures, ongoing status updates, processing waiting list purges and other procedural matters pertaining to the administration of the waiting list, in accordance with HUD regulation. However, HACN must continue to authorize changes in the adoption or elimination of preference categories and other criteria unique to Newport.

UPDATING THE WAITING LIST

[24 CFR 982.204]

HUD requires the PHA to establish policies to use when removing applicant names from the waiting list.

Purging the Waiting List

The decision to withdraw an applicant family that includes a person with disabilities from the waiting list is subject to reasonable accommodation. If the applicant did not respond to a PHA request for information or updates, and the PHA determines that the family did not respond because of the family member's disability, the PHA must reinstate the applicant family to their former position on the waiting list [24 CFR 982.204(c)(2)].

PHA Policy

On an annual basis, the CWL administrator will update the centralized applicant pool on behalf of the participating housing authorities to ensure that all applicant information is current and accurate.

To accomplish this, the CWL administrator will use an electronic process to send an update request to each family on the waiting list to determine whether the family continues to be interested in the program. This update request will be sent to the last email address that the CWL administrator has on record for the family. The update request will provide a deadline by which the family must respond and will state that failure to respond will result in the applicant's name being removed from the waiting list.

If the family fails to respond within 10 business days, the CWL administrator will send a second email request to the email address that the CWL administrator has on record for the family.

The family must utilize the Centralized Wait List portal to respond, except in the case where the family has received the PHA's approval to use another method in order to accommodate the needs of a person with disabilities or the PHA prescribes another method due to unforeseen technical issues. Responses must be provided not later than 10 business days from the date of the letter.

If the family fails to respond to the second contact attempt, the family will be removed from all applicable PHA waiting lists without further notice.

If a family is removed from the waiting list for failure to respond, the CWL administrator or the PHA Director or Assistant Director of Leased Housing and Rental Services may reinstate the family if he or she determines that the lack of response was due to error by the CWL administrator or the PHA, or if reinstatement would reasonably accommodate an applicant with a disability.

Removal from the Waiting List

PHA Policy

If at any time an applicant family is on the waiting list, the PHA determines that the family is not eligible for assistance, the family will be removed from all applicable PHA waiting lists. However, the family's position on any other Housing Choice Voucher waiting lists of CWL participating housing authorities will not be affected.

If a family is removed from the waiting list(s) because the family has been determined ineligible for assistance by the PHA, a notice will be sent to the family's email of record. The notice will state the reasons the family was removed from the waiting list(s) and will inform the family how to request an informal review regarding the PHA's decision (see Chapter 16) [24 CFR 982.201(f)].

When a family is housed by a participating agency (i.e., has entered into a lease and HAP contract with the landlord and the participating agency), the CWL administrator will remove the family from all other participating agency Housing Choice voucher waiting lists. The CWL administrator will run periodic reports to check this status. If the family later ends participation in the program, they may reapply via the Centralized Wait List portal.

2021 ANNUAL PLAN

ELEMENT #2: FINANCIAL RESOURCES:		
Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2020 grants)		
a) Public Housing Operating Fund	\$2,713,036	
b) Public Housing Capital Fund	\$2,542,263	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$6,260,227	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
g) Resident Opportunity and Self-Sufficiency Grants	\$0	
h) Community Development Block Grant		
i) Home	\$0	
Other Federal Grants (list below)		
CDBG Grant	\$300,000	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
RI01P005501-18	\$201,075	CFP
RI01P005501-19	\$1,210,464	CFP
Sub-total Unobligated Federal Grants	\$1,411,539	
3. Public Housing Dwelling Rental Income	\$1,837,037	PH Operations
4. Other income		
Investment Income S8		S8 Operations
Other Government Grants		PH Operations (Acct. 70800)
Fraud Collection S8	\$400	S8 Operations
Other Revenue		PH & S8 Operations
S8 Port Fees	\$16,368	S8 Operations
4. Non-federal sources (list below)		
City of Newport	\$1,700	Elderly Services
Rhode Island House and Senate	\$6,000	Youth and Elderly Services, FGC
LISC - Growing Communities	\$4,000	Youth Services
RI Office of Healthy Aging	\$6,326	Elderly Services
Total Resources	\$15,098,896	

2021 ANNUAL PLAN ELEMENT CHANGES**Element #3: Rent Determination**

FY 2021 Fair Market Rents 2021 Public Housing Flat rents 2021 Housing Choice Voucher Program Payment Standards	See table below.
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Bedroom Size	2021 Fair Market Rents	(80% of 2021 Fair Market Rents =) Public Housing FLAT RENTS	2021 Housing Choice Voucher (HCV) Payment Standards
0	\$1027	\$821	\$1129
1	\$1157	\$925	\$1272
2	\$1502	\$1201	\$1652
3	\$2122	\$1697	\$2334
4	\$2601	\$2080	\$2861
5	\$2991	\$2392	\$3290
6	\$3381	\$2704	\$3719