

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing January 14, 2022	OMB No. 2577-0226 Expires 03/31/2024
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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, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

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

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A. PHA Information.					
A.1 PHA Name: The Housing Authority of the City of Newport PHA Code: RI005 PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2022 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 619 Number of Housing Choice Vouchers (HCVs) 544 Total Combined 1163 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission					
<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 largely closed to the public for office visits and we are instead utilizing remote service delivery where possible. The Annual Plan has been made available on the agency’s website (www.newporthousing.org), at Newport City Hall, and a copy has been provided to the Newport Residents Council.</p>					
<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B.	Plan Elements					
B.1	<p>Revision of Existing 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 checked="" type="checkbox"/> X Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p>X <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p>X <input type="checkbox"/> Financial Resources.</p> <p>X <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> X Homeownership Programs.</p> <p><input type="checkbox"/> X Safety and Crime Prevention.</p> <p><input type="checkbox"/> X Pet Policy.</p> <p><input type="checkbox"/> X Substantial Deviation.</p> <p><input type="checkbox"/> X Significant Amendment/Modification</p> <p>(b) 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 – HACN seeks to create Special Admissions Preferences to allow existing residents access to all Housing Authority properties and Continuum of Care applicants access to a limited number of apartments or voucher subsidies. In addition, HACN wants to allow applicants who have been removed from a waiting list(s) the ability to reapply any time the lists are open. This differs from the existing policy that says families may not reapply for one year. Attached - Element #2: Financial Resources - Updated to reflect 2022 Planned Resources Attached - Element #3: Rent Determination – Updated to reflect 2022 Fair Market Rents (FMR), 2022 Payment Standards have been updated and remain at up to 110% of FMR, and the updating of 2022 Flat Rents to reflect 80% of the 2022 FMRs. Attached – Element #4: Operations and Management – Updated to reflect the continued use of virtual/remote operations including, but not limited to certification/recertification activities and apartment inspections. <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 					
	<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 X <input type="checkbox"/> Hope VI or Choice Neighborhoods. X <input type="checkbox"/> Mixed Finance Modernization or Development. X <input type="checkbox"/> Demolition and/or Disposition. X <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. X <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. X <input type="checkbox"/> Project Based Vouchers. X <input type="checkbox"/> Units with Approved Vacancies for Modernization. X <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and 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> <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. 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 we are experiencing deteriorated conditions or in order to preserve long term affordability of our housing portfolio. 					

	<ul style="list-style-type: none"> 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 (26) will be demolished and replaced (44) in Phase V to result in, at minimum, a one-for-one apartment replacement as well as a proposed new maintenance garage. We will explore doing Phases IV & V as one phase should funding opportunities be available along with producing more units. 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 and/or building/land swaps and long-term lease agreements (including, but not limited to the Central Office, other administrative offices, Florence Gray Center; and vacant land.) As such, demolition or disposition applications could be submitted, after a resident consultation process. We engage in partnership for education, career pathways, recreation, health services, supportive services, bike pathways, urban farming, community gardening, 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. We are planning for the use of at least 40 Project Based Vouchers in Park Holm Phase IV and intends to project base an additional 44 vouchers in Phase V. Project basing 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 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, modular and/or other types of homes. We will explore the creation of a separate ownership entity, partnering with another developer or self-developing, and establishing a 501c (3) or other entity. HACN has been awarded CBDG grants, Legislative grants, and Growing Communities grants for much need 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. 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. 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 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, mental health programs, health collaboratives and more. HACN will continue to consider opportunities resulting from participation in HUD's Moving to Work Program. HACN will have an inclusive resident participation process and will work closely with the Newport Residents Council to review any proposed changes should this initiative be pursued.
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.
	<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 between April and September of 2021. 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 26 apartments replaced with the construction of the last 44 apartments; or combining them into one final phase of redevelopment. While the exact breakdown may vary between the remaining phases, 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 create opportunities for housing production as well and therefore we will continue to explore opportunities for this. 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. Chapel Terrace is also undergoing interior and exterior renovations, as well as roof and siding replacement performed at Earl Avenue. We will continue efforts to renovate each of our housing communities to provide quality affordable to our residents.</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 and a 5th family is expected to close by the end of 2021.

Expanding Housing Opportunities: HACN continues to explore neighborhood revitalization efforts, supportive housing, participation in HUD's Continuum of Care program; market rate housing, mixed-use housing, and green housing/green building initiatives 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, mobile alert communication systems, 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.

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.

The Authority continues to work with the Newport Residents Council, the Hi Lo Neighborhood Association, 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, Hi Lo 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 partially funded through RI Housing and HUD CARES Act funding for Phase I. Our relationships with resident leadership, residents and community members have 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 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.

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 received HUD approval in the summer of 2021 for a solar net metering project also. We continue to explore green initiatives, including stormwater protection measures, rain water solutions, and more.

While we adopted water charges as part of the Pool Policy in 2020, given the challenges of the pandemic the Authority has not implemented those charges yet.

Community and Supportive Service (CSS) Programs

In 2021, the Housing Authority received three awards from the National Association of Housing & Redevelopment Officials, NERC Chapter. Two were Awards of Merit for the Neighbor Next Door Program and the Community Gardens and one 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 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 in 4th – 8th grader paused due to the pandemic, but plans to restart in 2022. Wellness activities as part of Aging in Place services continued at Donovan Manor through a Resident Service Liaison, we have through the Maturity Works Program and through partnerships with the Edward King House and the HiLo Neighborhood Association. The COVID-19 pandemic 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. The spaces reopened in June of 2021. However, to address the ongoing challenges of the pandemic and to offset some of this loss, we continued our partnerships with the East Bay Community Action Program and the Edward King House who offered meal services in 2020 and early 2021 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.

	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.
B.4.	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. 2021-2025 Five Year Action Plan approved by HUD on 4/19/21.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N <input type="checkbox"/> X (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N X <input type="checkbox"/> (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	Certification by State or Local Officials. <i>Form HUD-50077-SL, 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.
C.3	Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. <i>Form 50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> X If yes, include Challenged Elements.

D.	Affirmatively Furthering Fair Housing (AFFH).							
D.1	<p>Affirmatively Furthering Fair Housing.</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"> <tr> <td>Fair Housing Goal: N/A</td> </tr> <tr> <td><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> <tr> <td></td> </tr> </table> <table border="1"> <tr> <td>Fair Housing Goal:</td> </tr> <tr> <td><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> <tr> <td></td> </tr> </table> <table border="1"> <tr> <td>Fair Housing Goal:</td> </tr> </table>	Fair Housing Goal: N/A	<u>Describe fair housing strategies and actions to achieve the goal</u>		Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u>		Fair Housing Goal:
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2022 ANNUAL PLAN ELEMENT CHANGES - ELEMENT #1: ELIGIBILITY & SELECTION

1	Special Admissions Preferences	Public Housing, Housing Choice Voucher, and Blended Occupancy Programs	Discretionary	<p>HACN will provide a Special Admissions Preference for residents of its Public Housing, Housing Choice Voucher, and Blended Occupancy Programs authorizing admission between the programs for modernization work/redevelopment activities, reasonable accommodations, use & occupancy agreement needs where the leased unit is not available due to safety issues, domestic violence needs, overcrowding, under-occupancy, and other administrative reasons or extenuating circumstances as authorized by the Executive Director or their designee.</p> <p>Example 1: A family occupying a tax credit apartment needs a wheelchair accessible apartment. There is an available wheelchair accessible apartment in the public housing program, but the family who needs it is not on the public housing waiting list. With a special admission preference between the different housing programs the family could be offered the wheelchair accessible apartment if they met the other program guidelines without being on the public housing waiting list.</p> <p>Example 2: A family occupying an apartment at Chapel Terrace that is undergoing renovations and needs to be relocated could be offered a special admissions preference to an apartment in the tax credit program if they met the program guidelines without being on the tax credit waiting list.</p>
2	Continuum of Care Special Admissions Preference	Public Housing & Housing Choice Voucher Program	Discretionary	<p>HACN is looking to participate in the HUD's Continuum of Care (CoC) in an effort to reduce homelessness in RI. We are working with RI Housing (RIH) and Newport County Community Mental Health Center (NCCMHC) on these initiatives. HACN would like to designate up to 10 apartments and/or vouchers to support individuals or families facing chronic homelessness through permanent housing (through HACN) and supportive services (through partners such as NCCMHC). HACN would provide a special admissions preference for Continuum of Care individuals and families referred from the Homeless Management Information System (HMIS) to access housing and/or vouchers subject to HUD regulations.</p>
3	Waiting list removal and re-applying	Public Housing, Housing Choice Voucher Program, and Tax Credit Programs	Discretionary	<p>Families removed from a waiting list(s) may reapply any time the lists are open. This differs from the existing policy that says families may not reapply for one year.</p>

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ELEMENT #2: FINANCIAL RESOURCES:		
Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2020 grants)		
a) Public Housing Operating Fund	\$2,968,474	
b) Public Housing Capital Fund	\$2,484,365	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$6,532,080	
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	\$210,000	
	\$300,000	
Other	\$0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
RI01P005501-19	\$324,611	CFP
RI01P005501-20	\$1,785,089	CFP
RI01P005501-21	\$1,987,493	CFP
RI01P005501-22		
Sub-total Unobligated Federal Grants	\$4,097,193	
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	\$72,764	PH & S8 Operations
S8 Port Fees	\$18,000	S8 Operations
4. Non-federal sources (list below)		
RI Housing Grant	\$75,000	Broadband Services
Rhode Island House and Senate	\$4,000	Youth and Elderly Services, FGC
Van Beuren Charitable Foundation	\$142,050	FGC Sustainability and Planning
RI Office of Healthy Aging	\$3,162	Elderly Services
RI Office of Healthy Aging	\$14,166	Security Services
Total Resources	\$18,758,691	

2022 ANNUAL PLAN ELEMENT CHANGES – ELEMENT #3: RENT DETERMINATION

	<p>FY 2022 Fair Market Rents</p> <p>2022 Public Housing Flat rents</p> <p>2022 Housing Choice Voucher Program Payment Standards</p>	
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Bedroom Size	2022 Fair Market Rents	(80% of 2022 Fair Market Rents =) Public Housing FLAT RENTS	2022 Housing Choice Voucher (HCV) Payment Standards
0	\$1142	\$913	\$1256
1	\$1319	\$1055	\$1450
2	\$1705	\$1364	\$1875
3	\$2367	\$1893	\$2603
4	\$2918	\$2334	\$3209
5	\$3355	\$2684	\$3690
6	\$3793	\$3034	\$4172

2022 ANNUAL PLAN ELEMENT CHANGES – ELEMENT #4: OPERATIONS & MAGEMENT

1	Remote Operations	Public Housing, Housing Choice Voucher, and Tax Credit Programs	Discretionary	Throughout and beyond the pandemic, HACN will continue to utilize either or both, in-person and virtual/remote operations, including, but not limited to certification/recertification activities, apartment inspections, and other business.

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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.

2022 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.



2022 Annual Plan and Five-Year Capital Fund Action Plan
Response to Comments Received
(C = Comment and R = Response)

Below, please find the verbal comments received by the Newport Residents Council regarding the agency's 2022 Annual Plan and Five-Year Capital Fund Plan. No other comments were received. Below each comment you will find the Housing Authority's response.

C1 – Homeless Program – The NRC noted in its verbal comments that it supported efforts to end homelessness such as the 10 units the Housing Authority would like to designate for homeless individuals and families. The NRC would like more information on the program as the Housing Authority further develops the program.

R1 - The Housing Authority appreciates the comments of the NRC and will keep the NRC informed and included as the program develops.

C2 – 2022 Annual Plan & Five-Year Capital Fund Action Plan Supported –The NRC supports the plans and looks forward to continuing to work with the Housing Authority to improve the quality of life of the residents.

R2 – The Housing Authority appreciates the support of the NRC and values its relationship with the NRC and our residents. Together, our partnership allows us to better serve the residents and we look forward to continuing our joint efforts in 2022 and beyond.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Jean Marie Napolitano, the Mayor, certify that the 5-Year PHA Plan for fiscal years 2022-2026 and/or Annual PHA Plan for fiscal year 4/1/2022 of the Newport Housing Authority is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

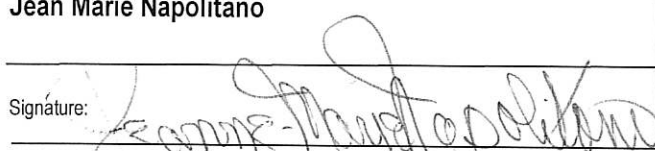
City of Newport, Rhode Island
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The Redevelopment of Park Holm is consistent with the State's goals of preserving affordable housing; improving accessibility, health, safety and energy efficiently and ensuring access to decent shelter. Our consideration of a homeless preference is consistent with the goal to prevent and end homelessness. We provide tenant based and project based rental assistance and are participating in the Centralized Statewide waiting list for vouchers. We also offer homeownership opportunities.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: Jean Marie Napolitano	Title: Mayor
Signature: 	Date: 1-14-22

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Certifications of Compliance with PHA Plan and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 4/1/2022, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Newport Housing Authority

PHA Name

RI005

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2022

☒ 5-Year PHA Plan for Fiscal Years 2022 - 2026

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Name of Executive Director Rhonda Mitchell

Name Board Chairman: Dave Roderick

Signature



Date

1/14/22

Signature



Date

1/14/22

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