

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing BOARD APPROVED January 12, 2023	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: ☒ High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2023 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 631 Number of Housing Choice Vouchers (HCVs) 553 Total Combined 1184 PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission 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. As a result of the Coronavirus pandemic, the PHA's offices remain largely closed to the public and we are 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. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <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> </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.	Plan Elements					
B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission? Y N ☐ X Statement of Housing Needs and Strategy for Addressing Housing Needs. ☐ X Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. X ☐ Financial Resources. X ☐ Rent Determination. ☐ X Homeownership Programs. ☐ X Safety and Crime Prevention. ☐ X Pet Policy. ☐ X Substantial Deviation. ☐ X Significant Amendment/Modification (b) If the PHA answered yes for any element, describe the revisions for each element below: - Attached - Element #2: Financial Resources - Updated to reflect 2023 Planned Resources - Attached - Element #3: Rent Determination – Updated to reflect 2023 Fair Market Rents (FMR); 2023 Payment Standards have been updated and remain at up to 120% of FMR; and the updating of 2023 Flat Rents to reflect 80% of the 2023 FMRs. (c) The PHA must submit its Deconcentration Policy for Field Office Review. - Attached: HACN's De-concentration Policy					
	New Activities. - Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? - Y N - X ☐ Hope VI or Choice Neighborhoods. - X ☐ Mixed Finance Modernization or Development. - X ☐ Demolition and/or Disposition. - X ☐ Conversion of Public Housing to Tenant Based Assistance. - X ☐ Conversion of Public Housing to Project-Based Assistance under RAD. - X ☐ Project Based Vouchers. - X ☐ Units with Approved Vacancies for Modernization. - X ☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan. - HACN considers various funding mechanisms to preserve, enhance, and produce quality affordable housing opportunities for all existing and future properties, including, but not limited to Low-Income Housing Tax Credits, HOPE VI/Choice Neighborhoods, HOME funding, RAD (Rental Assistance Demonstration) conversions and other blended subsid 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. - HACN will apply for the demolition of the final 26 apartments and the disposition of the underlying vacant land for Park Holm Phase V to be replaced with the new construction of the next estimated 44 or more apartments to result in, at minimum, a one-for-one apartment replacement as well as possibly: a new maintenance garage, new/renovated non-dwelling space for offices and/or resident services, and potential homeownership opportunities. - HACN continues to assess all non-dwelling space to determine highest and best use. We will consider new or continued leasing and/or disposition of non-dwelling land and space and/or building/land swaps and long-term lease agreements (including, but not limited to the Central Office, Administrative offices, Florence Gray Center, Donovan Manor space, and vacant land.) As such, demolition or					

	disposition applications could be submitted, after a resident consultation process. We engage in partnerships for education, career pathways, recreation, health/behavioral health/wellness services, broadband opportunities, supportive services, bike pathways, urban farming, community gardening, art and music, library services and other quality of life services. We are working to expand the Florence Gray Center into a campus of opportunity with several city and community partnerships, including the possible expansion of the on-site Boys and Girls Club in a newly constructed building on our land via a ground lease or other agreement. • We are planning for the use of approximately 44 Project Based Vouchers in Park Holm 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 possible RAD conversions at our HOPE VI site or other locations as a mechanism to preserve and enhance affordable housing. • HACN will explore opportunities for housing development and property acquisition (in the various affordable housing programs) including but not limited to existing properties, the creation of additional homeownership opportunities, modular and/or other types of homes. We will explore the creation of a separate ownership entity, partnering with another developer or service partners (i.e., for youth aging out of foster care; homeless prevention; differently abled partners, etc.) or self-developing, and establishing a 501c (3) or other entity. • HACN has been awarded CBDG grants, and Legislative grants for much needed capital repairs for the Florence Gray Center. We have been awarded private grants from the Van Beuren Charitable Foundation to support the Re-Imagining of the Florence Gray Community Center and its long-term sustainability. • 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 only heightened the need for digital access, whether for distance learning education, telehealth services, social engagement, workforce development and other socio-economic self-sufficiency needs. To date, more than 100 apartments come with free high-speed, reliable wi-fi, including both elderly/disabled and family housing communities. • HACN may pursue housing options to allow residents to age-in-place such as Designated Elderly Housing communities, services to support aging residents, assisted living opportunities, partnerships with local senior centers, mental health programs, health collaboratives and more. • HACN has not actively explored HUD's Moving to Work Program. HACN would ensure an inclusive resident participation process by working with the Newport Residents Council prior to submitting any potential application.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. The Housing Authority of the City of Newport (HACN) continues to pursue its mission to provide decent, safe, sanitary and affordable housing and to promote homeownership, economic development, economic self-sufficiency for public housing residents and HCV Section 8 participants and a living environment free of discrimination and crime. <u>Development and Redevelopment</u> 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 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 Park Holm Phase IV and have received approval for the demolition of the next 74 apartments, and disposition of the underlying land, to be replaced with the new construction of 51 blended occupancy apartments, subject to mixed-finance approval. Next, we plan to submit a demolition, disposition, and mixed-finance application for Park Holm Phase V to address the remaining units, the last 26 apartments to be demolished and replaced with the construction of at least 44 blended occupancy apartments. The Authority is committed to replacing all 262 original apartments and producing additional units, if possible. The preservation of existing units is critical to housing affordability however, the need locally, statewide, and nationally speaks to how imperative it is to increase housing production as well. The Park Holm Revitalization Program involves a fantastic collaboration of the Board, staff, residents, funders, development team members, and community partners. It has been a highly successful and transformative community revitalization program that has spurred further local economic development in Newport's North End. Chapel Terrace is also undergoing interior renovations and planned exterior renovations in order to preserve the affordable housing property. We continue to renovate our housing communities to preserve quality affordable housing for residents. <u>Homeownership Opportunities</u> 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, 5 of the 8 families in the Lease-to-Purchase Homeownership Program have successfully

transitioned to homeownership. The historically high mortgage interest rates are a key barrier to the remaining families wishing to exercise the purchase option at this time. As such, we would like to freeze or reduce the Homeownership Rents.

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 is still recovering from the adverse impacts of the COVID-19 pandemic. We experienced significant staff turnover which led to operational challenges in terms of achieving subsidy utilization and recertification benchmarks. We brought in consultants and temporary staff to address backlog issues and are optimistic that 2023 will provide for greater success.

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

HUD recognized the challenges PHAs were facing and authorized the carryover of pre-pandemic designation. This enabled HACN to maintain its "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 2022.

The Authority continues to work with the Newport Residents Council, the Hi Lo Neighborhood Association, the Park Holm Senior Center Club, and our resident community on issues related to policies, broadband, parking, crime prevention, resident services, and other matters of importance. HACN is proud of the relationship it has built with our residents and resident organizations over the years. In addition to being a member of the Resident Advisory Board, the NRC President holds a position on the Park Holm Development Committee. We also continue to partner with the Hi Lo Neighborhood Association to enhance the quality of life for residents, including the Donovan Manor Wellness Partnership (that has received national recognition by the National Association of Housing and Redevelopment Officials) and a broadband project partially funded through RI Housing and HUD CARES Act funding for Phase I. Our relationships with resident leadership, resident organizations, residents and community members have enabled HACN, in partnership with residents, to further benefit from a mutual commitment to providing quality housing and economic self-sufficiency opportunities for the families we serve and the larger community.

The Authority continues to work with the Newport Residents Council to review its policies and its impact on residents and quality of life issues. We also 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

In 2021, HACN received HUD approval for a solar net metering project, through a consortium with other RI PHAs, that is under development. In 2013, HACN closed on its Energy Performance Contract (EPC) with Honeywell and has been meeting our savings goals as a result of energy related property upgrades and energy conservation measures that were undertaken. We 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 and pandemic recovery, the Authority has not implemented those charges to date.

Community and Supportive Service (CSS) Programs

In 2022, the Housing Authority received three awards from the National Association of Housing & Redevelopment Officials and its NERC Chapter: for Park Holm Phase III; the Neighborhood Beautification Program; and the Root Riders Youth Program. In 2021 we also received three awards from NAHRO and its NERC chapter: two were Awards of Merit for the Neighbor Next Door Program and the Community Gardens and one was an Award of Excellence for the Big Blue Bike Barn. These programs all involved collaborations with our amazing residents and community partners to make a difference in the lives of the families we serve and the communities where we live.

HACN operates a Rhode to Success (RTS) Program loosely modeled after the HOPE VI Community and Supportive Services (CSS) Program and HUD's Family-Self Sufficiency (FSS) Program. The RTS program was designed to assist residents gain greater financial independence and improve their overall quality of life. A reward/incentive program whereby \$25,000 in mini-grant funds were established using energy incentive rebate 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. 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 grades 4 – 8 paused due to the pandemic, but resumed in 2022. Wellness activities as part of Aging in Place services continued at Donovan Manor through a Resident Service Liaison in the Maturity Works Senior Employment Program and through partnerships with the Edward King House and the HiLo Neighborhood Association. Our community spaces at the Florence Gray Center, Park Holm Senior Center, and Donovan Manor Wellness Center and Community Room all reopened in 2022 and are getting back to pre-pandemic usage. We continued our partnerships with the Edward King House who provides meal services to residents age 60 and older and access to senior service programming. We continue to partner with Aquidneck Community Table that has built community gardens throughout our north end properties and provides fresh produce to residents Authority-wide. We're implementing additional supportive services programs with a partnership through the Newport Community School (as a provider of supportive services for the Park Holm Revitalization Program). We work with the resident organizations, the Boys & Girls Club, Newport Mental Health, the Health Equity Zone, East Bay Community Action Program, Bike Newport, Aquidneck Community Table, Looking Upwards, Fab Newport and a host of organizations through the Newport Partnership for Families to address CSS for our families. HACN also partners with Newport School Department, the MET School, 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. 2022-2026 Five Year Action Plan approved by HUD on 5/27/2022.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☐ 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 ☐ ☐ Comments expected as part of the Public Comment Period. (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. <u>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u> , 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. <u>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</u> must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N ☐ ☐ If yes, include Challenged Elements.

D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing. Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item. Fair Housing Goal: N/A <u>Describe fair housing strategies and actions to achieve the goal</u> Fair Housing Goal: N/A <u>Describe fair housing strategies and actions to achieve the goal</u> Fair Housing Goal: N/A <u>Describe fair housing strategies and actions to achieve the goal</u>

2023 ANNUAL PLAN - ELEMENT #2: FINANCIAL RESOURCES		
Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2022 grants)		
a) Public Housing Operating Fund	\$2,815,820	
b) Public Housing Capital Fund	\$2,451,978	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$7,140,996	
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	\$165,044	
CDBG	\$300,000	
CDBG Broadband	\$900,000	
Other	\$0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
RI01P005501-20	\$797,290	CFP
RI01P005501-21	\$1,316,366	CFP
RI01P005501-22	\$1,956,725	CFP
Sub-total Unobligated Federal Grants	\$4,070,381	
3. Public Housing Dwelling Rental Income	\$1,791,708	PH Operations
4. Other income		
Investment Income S8		S8 Operations
Other Government Grants		PH Operations (Acct. 70800)
Fraud Collection S8	\$0	S8 Operations
Other Revenue	\$39,087	PH & S8 Operations
S8 Port Fees	\$6,302	S8 Operations
4. Non-federal sources (list below)		
Rhode Island House and Senate	\$4,000	Youth & Elderly Services, FGC
Van Beuren Charitable Foundation	\$150,000	FGC Sustainability and Planning
RI Office of Healthy Aging	\$3,252	Elderly Services
RI Office of Healthy Aging	\$14,166	Security Services
City of Newport - Civic Grant	\$1,700	Personnel Services
Total Resources	\$19,854,435	

2023 ANNUAL PLAN – ELEMENT #3: RENT DETERMINATION

2023 Fair Market Rents – Public Housing Flat Rents – Voucher Payment Standards

Bedroom Size	2023 Fair Market Rents	80% of 2023 Fair Market Rents = Public Housing Flat Rents	2023 Housing Choice Voucher (HCV) Payment Standards (120% FMR)
0	\$1495	\$1196	\$1794
1	\$1526	\$1220	\$1831
2	\$1976	\$1580	\$2371
3	\$2649	\$2119	\$3178
4	\$3271	\$2616	\$3925
5	\$3761	\$3008	\$4513
6	\$4252	\$3401	\$5102

2023 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.

2023 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.