

<p>Streamlined Annual PHA Plan (High Performer PHAs)</p>	<p>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</p>	<p>OMB No. 2577-0226 Expires 9/30/2027</p>
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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. They also inform 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-, very low-, 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. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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 if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (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 units and/or HCVs combined and is not PHAS or SEMAP troubled.

<p>A.</p>	<p>PHA Information.</p>																		
<p>A.1</p>	<p>PHA Name: <u>Campbell County Department of Housing</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2026</u></p>		<p>PHA Code: <u>KY136</u></p>																
	<p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>0</u> Number of Housing Choice Vouchers (HCVs) <u>741</u> Total Combined <u>741</u></p>																		
	<p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p>																		
	<p>Public 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p>																		
	<p>How the public can access this PHA Plan: The PHA Plan and PHA Elements, including all information relevant to the public hearing and proposed plan are available at: 1098 Monmouth Street, Suite 235, Newport, KY 41071 (regular business hours, M-F 8:30 a.m.-4:30 p.m.) and online at www.campbellcountyky.gov/Departments/Housing-Program</p>																		
	<p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p>																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 15%;">PHA Code</th> <th rowspan="2" style="width: 30%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 10%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="height: 40px;"></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						
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				PH	HCV														
<p>B.</p>	<p>Plan Elements</p>																		
<p>B.1</p>	<p>Revision of Existing PHA Plan Elements.</p>																		
	<p>(a) Have the following PHA Plan elements been revised by the PHA since its last <u>Annual PHA Plan</u> submission?</p>																		

Y	N
<input checked="" type="checkbox"/>	Statement of Housing Needs and Strategy for Addressing Housing Needs.
<input type="checkbox"/>	<input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
<input type="checkbox"/>	<input checked="" type="checkbox"/> Financial Resources.
<input checked="" type="checkbox"/>	Rent Determination.
<input type="checkbox"/>	<input checked="" type="checkbox"/> Homeownership Programs.
<input type="checkbox"/>	<input checked="" type="checkbox"/> Safety and Crime Prevention.
<input type="checkbox"/>	<input checked="" type="checkbox"/> Pet Policy.
<input type="checkbox"/>	<input checked="" type="checkbox"/> Substantial Deviation.
<input type="checkbox"/>	<input checked="" type="checkbox"/> Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

Statement of Housing Needs and Strategy for Addressing Housing Needs.

Housing Needs and Strategy for Addressing Housing Needs statement is attached.

Rent Determination.

Effective 10/1/2025 agency payment standards and utility allowances were amended, per regulations.

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y	N
<input type="checkbox"/>	<input checked="" type="checkbox"/> Choice Neighborhoods Grants.
<input type="checkbox"/>	<input checked="" type="checkbox"/> Modernization or Development.
<input type="checkbox"/>	<input checked="" type="checkbox"/> Demolition and/or Disposition.
<input type="checkbox"/>	<input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.
<input type="checkbox"/>	<input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
<input type="checkbox"/>	<input checked="" type="checkbox"/> Homeownership Program under Section 32, 9 or 8(Y)
<input checked="" type="checkbox"/>	<input type="checkbox"/> Project Based Vouchers.
<input type="checkbox"/>	<input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.
<input type="checkbox"/>	<input checked="" type="checkbox"/> 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 applicable 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.

Project Based Vouchers.

The PHA may address housing needs by expanding housing opportunities through project-based vouchers. The PHA may select one or more projects for project-based assistance without competition and would project-based up to 20 percent of authorized units and may project-base up to an additional 10 percent provided the units meet program requirements. The PHA would consider project-basing units in areas that would meet agency goals to address housing needs and/or meet excepted unit standards.

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.

- Goal of assisting the majority of families in low-poverty areas within the agency's jurisdiction CCDH has housed the majority of families in low-poverty areas within Campbell and Pendleton counties • Goal of

achieving High Performer SEMAP rating CCDH received a High Performer SEMAP rating • Goal of owner expansion CCDH partnered with 8 new owners and a total of 186 owners in 2025 • Goal to consistently utilize at least 95% of unit months available or annual budget authority In 2025 CCDH utilized approximately 78% of unit months available and 93% of annual budget authority. Speculations regarding decreased funding between 88.6% and 97.5% for agencies in 2025 resulted in HUD guidance to decrease utilization, cease the issuance of vouchers, and potentially bill initial housing authorities for incoming portability transfers in expectance of a funding shortfall. Per HUD guidance CCDH issued only 20 vouchers to waitlist applicants in the first five months of the calendar year. In mid-May agencies were notified that calendar year funding for 2025 would be issued in full. The guidance to cease utilization efforts and the delayed funding announcement resulted in the agency's inability to utilize UMA's or funding at even 95%, despite contacting no fewer than 449 applicants from the waitlist between June 2025 and December 2025. CCDH intends to continue leasing efforts in 2026 until program funding is announced and an accurate assessment of utilization can be completed in order to utilize at least 98% of available funding.

B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>Not applicable to KY136</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>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.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p>

(a) Did the public challenge any elements of the Plan?

Y N

(b) If yes, include Challenged Elements.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 5.26 hours 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. 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.

Form identification: KY136-Campbell County Department of Housing Form HUD-50075-HP (Form ID - 7288)
printed by BRANDI FRITSCHE in HUD Secure Systems/Public Housing Portal at 02/09/2026 03:15PM EST

Certification by PHA Official Regarding the State's Consolidated Plan and Analysis of Impediments to Fair Housing

As the Executive Director/Authorized Signatory of Campbell County Department of Housing (PHA), I certify that the 5-Year PHA Plan for fiscal years N/A and/or Annual PHA Plan for fiscal year Start 2026 of the PHA is consistent with the Consolidated Plan and Analysis of Impediments to Fair Housing of the Commonwealth of Kentucky pursuant to 24 CFR Part 91. A description of how the PHA Plan is consistent with the state plans is below.

Analysis of Impediments to Fair Housing Choice (must check at least one – check all that apply):

Refer to the current AI available here: https://www.kyhousing.org/Planning-Documents/Documents/Kentucky%20Statewide%20AI_04.29.20_FINAL.pdf

<input checked="" type="checkbox"/>	Actively work toward reducing or eliminating the effects of the impediments to Fair Housing choice listed on pages 113-114 of the Analysis of Impediments to Fair Housing Choice
<input checked="" type="checkbox"/>	Actively work to support the recommendations for action under the Fair Housing Action Plan in described on pages 115-119 of the Analysis of Impediments to Fair Housing Choice
<input type="checkbox"/>	<p>Please provide additional details here:</p> <p>The PHA continues to administer both Tenant based and project-based rental assistance programs to provide affordable housing opportunities for lower income families and protected classes.</p> <p>The PHA staff works closely with local and county officials, community agencies, and other partners to support funding applications, zoning decisions and other administrative functions to expand the inventory of affordable housing options for protected classes to ensure that there is affordable housing in a variety of locations.</p> <p>The PHA conducts outreach to property owners and works with local officials and services providers to increase housing opportunities and educate those in the community about the program. The PHA reviews the Language Access Plan annual and implements as necessary.</p>

Consolidated Plan Objectives (must check at least one – check all that apply):

Decent Housing -

<input checked="" type="checkbox"/>	Assisting homeless persons obtain affordable housing
<input checked="" type="checkbox"/>	Assisting persons at risk of becoming homeless
<input checked="" type="checkbox"/>	Retaining affordable housing stock
<input checked="" type="checkbox"/>	Increasing the availability of affordable permanent housing in standard condition to low- and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, sexual orientation, or disability
<input checked="" type="checkbox"/>	Increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence
<input checked="" type="checkbox"/>	Providing affordable housing that is accessible to job opportunities

Suitable Living Environment –

<input checked="" type="checkbox"/>	Improving the safety and livability of neighborhoods
<input checked="" type="checkbox"/>	Eliminating blighting influences and the deterioration of property and facilities
<input type="checkbox"/>	Increasing access to quality public and private facilities and services
<input checked="" type="checkbox"/>	Reducing the isolation of income groups within areas through spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods
<input type="checkbox"/>	Restoring and preserving properties of special historic, architectural or aesthetic value
<input type="checkbox"/>	Conserving energy resources and use of renewable energy sources

Expanded Economic Opportunities –

	Job creation and retention
	Establishment, stabilization and expansion of small businesses (including micro-businesses)
	The provision of public services concerned with employment
	The provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan
	Availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices
	Access to capital and credit for development activities that promote the long-term economic and social viability of communities
<input checked="" type="checkbox"/>	Empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally-assisted housing and public housing

I hereby certify that all of the information stated herein is true and accurate and that the PHA's Plan(s) include(s) all applicable Civil Rights certifications required by HUD.

Name of Authorized Official: Brandi Futschel

Title: Director

Signature: Brandi Futschel

Date: 02/10/2020

Housing Needs and Strategy for Addressing Housing Needs

"A major goal of HUD's Annual Performance Plan is to ensure that a certain percentage of low-income families live in low poverty areas (which is defined as a geographic area with concentration of less than 20% low income families)."

-Section 8 Deconcentration Analysis Reports Guide, the United States Department of Housing and Urban Development, December 2006

Campbell County Department of Housing strives to house the majority of families in low poverty areas within the agency's jurisdiction.

Zip Code/City or Cities/County	# of Families Housed	% of Poverty for Overall Zip Code Population
41001/Alexandria/Campbell	50	4.4
41073/Bellevue/Campbell	37	13.4
41006/Butler/Pendleton	30	18.6
41007/California & Mentor/Campbell & Pendleton	4	4.5
41076/Cold Spring, Crestview, Highland Heights/Campbell	129	13.5
41074/Dayton/Campbell	79	18.3
41040/Falmouth/Pendleton	29	28.2
41075/Ft. Thomas/Campbell	19	1.4
41059/Melbourne/Campbell	7	8.9
41085/Silver Grove/Campbell	5	7.1
41071/Wilder, Woodlawn, Southgate/Campbell	215	18.8

604 Families Housed

95.2% Housed in low poverty area

Housing Needs and Strategy for Addressing Housing Needs

Campbell County Department of Housing (CCDH) administers the Housing Choice Voucher program in the counties of Campbell and Pendleton, excepting the City of Newport. The Northern Kentucky area has experienced a decrease in available housing and a substantial increase in housing costs in recent years. The average Per Unit Cost (PUC) increased 5.5% over the calendar year, from \$739.00 to \$780.00. Although the PUC increase in 2026 is significantly decreased from that of 2025, indicating rental prices are stabilizing, the housing market continues to exhibit a need for all housing sizes and types, assisted and unassisted. CCDH is a HUD mandated Small Area Fair Market Rent (SAFMR) jurisdiction and payment standards have been applied at 110% in order to increase housing opportunities, however, some zip code payment standards remain lower than what they were prior to the mandate. In 2026 the agency utilized 78.3% of available unit months (773 vouchers per month available), 92.8% of Annual Budget Authority, and 92.4% of all funds available (program reserves).

The jurisdiction served by CCDH needs additional affordable housing of all types and bedroom sizes in order to ensure right-sized housing for the household compositions of families served. Current reports indicate 62% of assisted families are elderly or handicapped/disabled. 41% of persons in assisted families are minors. These percentages reflect a broad range of participant family types and sizes, whilst 79% of all assisted families are housed in 0 (efficiency) – 2-bedroom units.

1.5% of families are housed in 0-bedroom (efficiency) units. 40.3% of families are housed in 1-bedroom units. 37.3% of families are housed in 2-bedroom units. 18.4% of families are housed in 3-bedroom units. 2.5% of families are housed in 4-bedroom units.

Current records indicate only 2 assisted families (less than 1%) are in units that are considered too small for their household composition (under housed), while 63 families are in units that are considered larger than what is required to meet the needs of the household composition (over housed). Housing Choice Voucher program regulations allow families to select any unit size at program admission in which their share of tenant rent does not exceed 40% of their monthly adjusted income, and further allow families to remain in any selected unit after admission despite changes in their income or household composition, excepting circumstances in which they are underhoused and exceed occupancy standards. In some situations, due to the increase in rental pricing and shortage of units available, families who would prefer to relocate to right-sized housing, or housing that is less expensive (rent and/or utilities), stock is not accessible and they are unable to do so. In an endeavor to address this need, CCDH conducts regular owner outreach and works with local officials, planning and zoning, and community partners to increase housing opportunities and improve public perception of the program, and new housing opportunities generally. In 2025 CCDH formed new partnerships with 8 property owners and partnered with 186 total property owners.

CCDH currently administers 68 project-based vouchers for senior housing and announced in the 5-Year plan, effective 7/1/25, the intent to project-base up to 20 percent of its authorized units, or up to an additional 10 percent, provided the units meet excepted requirements. CCDH will ensure any assistance amount attached to any project-based unit or project is within the amount of the agency's annual contributions contract. CCDH will consider project-basing units in areas that would meet agency goals to address housing needs, such as housing the majority of families in low poverty areas where a voucher is difficult to use. CCDH will also consider the extent to which the project furthers the goal of deconcentrating poverty by expanding housing in areas where there are meaningful opportunities for educational and economic advancement and where an overall decline in poverty rate has occurred within the past five years.

Campbell County Department of Housing

CCDH administers the Housing Choice Voucher Rental Assistance Program
for
Campbell and Pendleton Counties (excluding the City of Newport)
EFFECTIVE OCTOBER 1, 2025

The Department of Housing and Urban Development (HUD) has designated CCDH's jurisdiction as a mandatory Small Area Fair Market Rent (SAFMR) area. In areas designated by HUD, Housing Authorities are required to use SAFMRs to set Housing Choice Voucher payment standards. HUD defines Small Areas using ZIP Codes within a metropolitan area or non-metropolitan county.

Per HUD, using ZIP codes as the basis for SAFMRs provides tenants with greater ability to move into "Opportunity Neighborhoods" with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area or non-metropolitan county, and they are likely to reduce the need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

Payment standards are used to calculate the monthly housing assistance payment and are established in accordance with HUD published FMRs and the number of bedrooms approved based on occupancy standards. When an owner requests a contract rent on a unit, CCDH determines whether the rent is reasonable by comparing it with several comparable unassisted units nearby. Once the contract rent is approved, CCDH adds the utility allowance of the selected unit to the contract rent to determine the gross rent.

If the gross rent of the unit selected is more than the payment standard for the family's approved unit size, our office must ensure the family's share of rent will not exceed 40% of their monthly adjusted income. If the family's share of rent is less than 40% of their monthly adjusted income, the rent is determined to be affordable.

Payment standards for each zip code in our jurisdiction are listed below. The bedroom (BR) size for which you qualify can be found on your Housing Choice Voucher.

City or Cities And Zip Code	0BR	1BR	2BR	3BR	4BR	5BR	6BR
Alexandria 41001	\$1056	\$1155	\$1485	\$1958	\$2167	\$2491	\$2817
Wilder Southgate Woodlawn 41071	\$1067	\$1166	\$1507	\$1991	\$2200	\$2530	\$2860
Bellevue 41073	\$1056	\$1155	\$1485	\$1958	\$2167	\$2491	\$2817
Dayton 41074	\$1001	\$1100	\$1419	\$1870	\$2068	\$2378	\$2688
Ft. Thomas 41075	\$1067	\$1166	\$1507	\$1991	\$2200	\$2530	\$2860
Crestview Cold Spring Highland Heights 41076	\$1089	\$1199	\$1540	\$2035	\$2244	\$2580	\$2917
Melbourne 41059	\$759	\$836	\$1078	\$1419	\$1584	\$1821	\$2059
California Mentor 41007	\$1122	\$1232	\$1584	\$2090	\$2310	\$2656	\$3003
Silver Grove 41085	\$759	\$836	\$1078	\$1419	\$1584	\$1821	\$2059
Berry 41003	\$759	\$913	\$1078	\$1452	\$1584	\$1821	\$2059
Butler 41006	\$825	\$902	\$1166	\$1540	\$1705	\$1960	\$2216
Falmouth 41040	\$891	\$979	\$1254	\$1650	\$1826	\$2099	\$2373



U. S. Department of Housing and Urban Development
Louisville Field Office, Region IV
601 West Broadway, Room 110
Louisville, Kentucky 40202

December 4, 2025

Sarah Collins
Executive Director
Campbell County Department of Housing
1098 Monmouth Street, Room 235
Newport, KY 41071

Dear Ms. Collins:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the Campbell County Department of Housing. We appreciate your time and the attention to the SEMAP assessment process. SEMAP enables HUD to better manage the Section 8 Tenant-Based rental assistance program by identifying PHA capabilities and deficiencies related to the administration of the Section 8 program. As a result, HUD will be able to provide more effective program assistance to PHAs.

The Campbell County Department of Housing has a **final score for the fiscal year ended June 30, 2025, of 100% (135 points earned of a maximum 135 points)**. This designates your housing authority as a **HIGH PERFORMER**. Enclosed for your information is a worksheet which provides the calculation of the PHA scoring and rating. Please review Enclosure A which depicts how your rating was derived based on your MTCS data extract details as well as your self-certified indicators.

We appreciate your cooperation with the SEMAP process. If you have any questions regarding any information in the rating process you may contact me at 502-618-8110. You may also contact your assigned Portfolio Management Specialist/SEMAP Coordinator Leslie Epperson. She may be reached via email at Leslie.R.Epperson@hud.gov.

Sincerely,

12/4/2025

Terri Kingsley

Terri Kingsley
Division Director
Signed by: TERRI KINGSLEY

Terri Kingsley
Division Director
Louisville Office of Public Housing

HUD's mission is to create strong, sustainable, inclusive communities and quality, affordable homes for all.

Enclosure

cc: Geoff Besecker
Local Official
Campbell County Department of Housing
gbesecker@campbellcountyky.gov

Tom Lampe
Local Official
Campbell County Department of Housing
tlampe@campbellcountyky.gov

Brian Painter
Local Official
Campbell County Department of Housing
bpainter@campbellcountyky.gov

Steve Pendery
Local Official
Campbell County Department of Housing
spendery@campbellcountyky.gov

Housing Program / Campbell Co. + https://campbellcountyk.gov/department/index.php?structureid=31

Live Visit Business  Government Departments 

Housing Program

Rental Assistance Application Application Information & Information Required to Verify Preferences Selected on the Waitlist Landlord Forms
Applicant and Tenant Forms Resource Listing & Apartment and Landlord Listing Payment Standards and Utility Allowances
Annual Recertification Online Orientation Section 8 Administrative Plan Annual PHA Plans NSPIRE Inspections
Connect to Landlord Access Fair Housing Statement Newsletters

Campbell County Department of Housing (CCDH) Administers Section 8 Housing Assistance in Campbell and Pendleton County, Kentucky.

CCDH Does Not Provide Assistance in the City of Newport, Kentucky.

Mission Statement:

To provide safe, decent, and sanitary housing conditions for qualified families and to manage resources efficiently. The agency is to promote personal, economic, and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.

Highland Village is a senior community for residents age 55 and older. Please contact Neighborhood Foundations at 859-581-2533 to...

Housing Program / Campbell Co. + https://campbellcountyk.gov/department/index.php?structureid=31&blockContent=216

Live Visit Business  Government Departments 

LISTING

View for information on local agencies that may provide assistance and for available units and participating landlords in our jurisdiction.

Annual Recertification
This process is only for families that have been invited to complete the annual recertification.

Online Orientation
This process is only for families that have been invited to complete the online orientation.

Section 8 Administrative Plan
Click here to view the Campbell County Administrative Plan.

Annual PHA Plans
The Annual PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs and services.

NSPIRE Inspections

Connect to Landlord Access