WHAT'S THE SCOOP?

November 2026
152nd Edition

HOUSING AUTHORITY OF COVINGTON

Friendly Reminder - Keeping Our Hallways Safe & Clean - Golden Tower

Our hallways are shared spaces that we all use every day. To keep our building comfortable and safe for everyone - especially neighbors with mobility aids - please remember a few quick guidelines:

- **Clean Up Right Away:** If you spill coffee, water, or anything else, please wipe it up immediately to prevent slip-and-fall hazards.
- **Pet Clean Up:** If Fido has an accidental mess in the hallway, please clean and sanitize the spot right away. You are just as reponsbile for Fido inside the building as you are outside in cleaning after them.
- **Need a Hand?**: We know accidents happen and cleaning can sometimes be difficult. If you spot an unattended mess, please call the management office.

HAC's Online Portal is LIVE!

- Pay your rent online
- Complete recertifications
- Submit work orders
- View important documents and messages

Register Today!

HAC Offices will be closed on the following dates during the month of November:

- **Wednesday, November 11th (Veterans Day)**
- **Thursday, November 26th (Thanksgiving Day)**
- **Friday, November 27th (Day After Thanksgiving)**

A message from Maintenance -

As winter approaches, please do not utalize your oven to heat your apartment. This action is dangerous, and it can lead to stove damage. Thank you!

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www.hacov.org
info@hacov.org
859-491-5311
@housingauthorityofcov

Housing Authority of Covington Board of Commissioners Meeting

Wednesday, November 18th, 2026
2300 Madison Avenue
Covington, KY 41014
Lower-Level Conference Room

Regular meetings of the HAC Board of Commissioners take place at 4:30 PM on the 3rd Wednesday of each month.

We extend a big welcome to our new Resident Services staff members!



Jennifer Lynch
Housing Support Specialist



Linda Lane
FSS Coordinator

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HAC Residents, You're Invited!

MEET CIPS NEW SUPERINTENDENT

Join us for an opportunity to meet Cortnei Flucas, learn more about her, and hear her vision for Covington Schools.



Cortnei Flucas
CIPS NEW SUPERINTENDENT

TUESDAY, NOVEMBER 17
5:00 – 6:30 PM

LATONIA TERRACE REC HALL
2940 Madison Avenue
Covington, KY

ENJOY A LIGHT DINNER!

COVINGTON INDEPENDENT PUBLIC SCHOOLS
Dream Achieve Succeed

Please call/text to RSVP to Natalie
859-393-6329

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IMPORTANT INFORMATION ABOUT NEW HUD HOUSING RULES

HOTMA Changes Begin January 1, 2027

What Are These Changes?
The Housing Opportunity Through Modernization Act (HOTMA) changes how the Housing Authority of Covington (HAC) reviews household income, assets, and rent. These changes are part of new federal housing rules and will take effect **January 1, 2027.**

What Does This Mean for You?
Beginning **January 1, 2027,** HAC will follow the new HUD requirements when completing annual and interim reviews, determining household income and assets, and calculating rent.

You do not need to take any action at this time. Please continue following your current HAC requirements and reporting household or income changes as you normally do.

Under the New Rules
- Some income and assets may be treated differently.
- HAC may request different information or documentation.
- You must continue reporting household changes as required.
- You must provide accurate income and asset information when requested.
- You must complete your annual review or recertification on time.

HOTMA DOES NOT AUTOMATICALLY MEAN YOUR RENT WILL INCREASE.
Your rent or assistance will continue to be based on your household's circumstances and the HUD rules that apply to your housing program.

What Should You Do Now?
For now, continue following your current HAC requirements. When your annual or other required review takes place, HAC staff will explain any new information or documentation that may be needed.

We understand that changes to federal housing rules can be confusing. **Our goal is to make this transition as simple as possible and help you understand how these changes may affect your household.**

Questions about HOTMA or your housing assistance?

Housing Authority of Covington
2300 Madison Avenue, Covington, KY 41014
859.491.5311

FAX 859.292.3240
TTD/TTY 800.648.6056

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Thanksgiving Food Boxes at Latonia Terrace

Latonia Terrace residents - Call Natalie Schmidl at 859-393-6329 to sign up for a Thanksgiving Box! More information will be shared via flyer soon!

Resident Services DEPARTMENT

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