



Leased Housing
FIVE YEAR ANNUAL PLAN

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

1. *Continue collaboration with Public Housing Authorities to create efficiencies through shared administrative functions such as inspections and shared jurisdictions.*

RIHousing has managed the Centralized Waitlist since 2017 and currently has 20 public housing authorities (PHAs) in Rhode Island that participate. It has allowed Rhode Island residents to complete a single application for the Housing Choice Voucher program for participating PHAs. RIHousing has been providing annual training to the Continuum of Care outreach workers, constituent services, and other partner agencies in the community.

RIHousing has expanded jurisdiction through a memorandum of agreement with various public housing authorities for special purpose vouchers including emergency housing vouchers (EHV), Veterans' Affairs Supportive Housing (VASH) vouchers, Family Unification Program (FUP) vouchers, Foster Youth to Independence Initiative (FYI) vouchers and Move Up/Moving On Initiative vouchers.

2. *Maximize state, federal and private funds to provide residents with a more holistic system of support to address social determinants of health in housing.*

RIHousing's Continuum of Care team worked with the Corporation for Supportive Housing to develop a H3C Toolkit to inform healthcare partners and housing developers, owners and/or property managers on how to forge partnerships by integrating health and housing services.

RIHousing expanded its special purpose vouchers and created an internal team dedicated to collaborating with supportive service partners and working closely with these vulnerable populations. RIHousing was awarded 117 Emergency Housing Vouchers (EHV) 28 Veterans' Affairs Supportive Housing (VASH) vouchers in partnership with the U.S. Department of Veterans' Affairs, 25 Foster Youth to Independence Initiative (FYI) vouchers, and 28 Family Unification Program (FUP) vouchers in partnership with Rhode Island Department of Children, Youth and Families, Foster Forward and Family Services of Rhode Island.

3. *Regenerate the wait list using updated preferences to ensure maximum utilization of the voucher program.*

The preference points were changed to prioritize applicants at risk of homelessness.

4. *Partner with affordable housing non-profits to create a tenant education program that will help tenants succeed in subsidized housing.*

RIHousing hired a consultant to solicit feedback from existing landlords and the Housing Choice Voucher's resident advisory board to develop a curriculum for a tenant education program.

5. *Promote the use of project-based vouchers to address family homelessness, preserve affordable housing, protect at-risk families, and full utilization of Housing Choice Voucher program.*

13 project-based properties were added to the Housing Choice Voucher portfolio totaling 130 units. 46 units were added to provide supportive services to special populations. Out of the 46, 2 units were dedicated to the elderly, 30 were designated for the elderly and disabled and 14 were reserved for the homeless population.

6. *Obtain the status of High Performer Housing Authority.*

In 2023 and 2024 RIHousing received the high performer status on the Section Eight Management Assessment (SEMAP) audit. From 2020-2022, the audit was suspended due to COVID waiver.

7. *Increase owner outreach and provide relevant landlord materials to promote participation.* RIHousing implemented a new landlord recruitment strategy that offered landlord incentives, damages, and security deposits, engaged landlords with a quarterly newsletter, provided a free HousingSearchRI.org webpage for landlords to post available listings, developed an owner's manual for reference, hosted an annual landlord event to share resources and show appreciation, offered pre-inspections for prospective landlords and streamlined communication and processes through one primary point of contact with a Housing Navigator.

Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

RIHousing offers a preference to individuals or families who are fleeing, or attempting to flee domestic violence, sexual assault, stalking or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence; and has no other residence; and lacks the resources or support networks to obtain other permanent housing.

Other Document and/or Certification Requirements.

Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

The goal to “*Maximize state, federal and private funds to provide residents with a more holistic system of support to address social determinants of health in housing*” has been removed. In its place, the goal to “*Maximize special purpose voucher utilization and expand the special purpose voucher program*” was created to align with the Housing Choice Voucher portfolio and scope of work.

The goal to “*Regenerate the wait list using updated preferences to ensure maximum utilization of the voucher program*” was removed as this goal was achieved.

The goal to “*Partner with affordable housing non-profits to create a tenant education program that will help tenants succeed in subsidized housing*”, was changed to “*Develop and implement a tenant education program that will help tenants succeed in subsidized housing.*” A third-party contractor will develop the tenant education program through a bidding process and may or may not be developed by an affordable housing non-profit.

The goal to “*Obtain the status of High Performer housing authority*” has been changed to “*Maintain the status of High Performer housing authority*” as this goal was achieved in 2023 and 2024.

The goal to “*Increase owner outreach and provide relevant landlord materials to promote participation*” has been changed to “*Continue to engage existing owners and conduct outreach to new landlords to promote participation of the Housing Choice Voucher program across all municipalities within our jurisdiction.*” This goal has been achieved and therefore the updated goal is to preserve the integrity of the relationships RIHousing has built with landlords through continued engagement and to conduct outreach through the various strategies that were developed over the past 5 years.

The goal to “*Expand access to the Section 8 homeownership program for Family Self-Sufficiency participants*”, was added to increase referrals to the Section 8 homeownership program, target higher income households for the family self-sufficiency program, and to assist more family self-sufficiency households achieve homeownership.