

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Leased Housing and Rental Services	OMB No. 2577-0226 Expires 03/31/2024
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Housing Choice Voucher 5 Year Plan

A.	PHA Information.														
A.1	<p>PHA Name: <u> Rhode Island Housing </u> PHA Code: <u> RI901 </u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u> 07/2025 </u> The Five-Year Period of the Plan (i.e. 2019-2023): <u> 2025-2030 </u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <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 on 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</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; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 20%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 30%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 15%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td style="height: 40px; vertical-align: top;">Lead PHA:</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. Required for <u>all</u> PHAs completing this form.														
B.1	<p>Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p>RIHousing strives to ensure that all people who live and work in Rhode Island can afford a healthy, attractive home that meets their needs. A good home provides the foundation upon which individuals and families thrive, children learn and grow, and communities prosper. To achieve our mission we:</p> <ul style="list-style-type: none"> · Offer fair, affordable and innovative lending programs. · Provide housing related education to consumers and others. · Promote and finance sensible development that builds health, vibrant communities. · Provide housing grants and subsidies to Rhode Islanders with the greatest need. · Team up with partners to improve everything we do. <p>RIHousing uses all of its resources to provide low-interest loans, grants, education and assistance to help Rhode Islanders find, rent, buy, build and keep a good home. Created by the General Assembly in 1973, RIHousing is a privately funded public purpose corporation.</p>														
B.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <ol style="list-style-type: none"> 1. Continue collaboration with Public Housing Authorities to create efficiencies through shared administrative functions such as inspections and shared jurisdictions. 2. Maximize special purpose voucher utilization and expand the special purpose voucher program. 3. Develop and implement a tenant education program to help tenants succeed in subsidized housing. 4. 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. 5. Maintain the status of a High Performer housing authority. 6. 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. 7. Expand access to the S8 homeownership program for Family Self-Sufficiency participants 														

5-Year and Annual PHA Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires XX/XX/XXXX
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B.3	<p>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.</p> <ol style="list-style-type: none"> 1. <i>Continue collaboration with Public Housing Authorities to create efficiencies through shared administrative functions such as inspections and shared jurisdictions.</i> To promote the continued use of the Centralized Waitlist for 20 public housing authorities in Rhode Island, 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. <i>Maximize state, federal and private funds to provide residents with a more holistic system of support to address social determinants of health in housing.</i> 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. 3. <i>Regenerate the wait list using updated preferences to ensure the maximum utilization of the voucher program.</i> 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. 4. <i>Partner with affordable housing non-profits to create a tenant education program that will help tenants succeed in subsidized housing.</i> 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. <i>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.</i> 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. <i>Obtain the status of High Performer Housing Authority.</i> 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 the COVID waiver. 7. <i>Increase owner outreach and provide relevant landlord materials to promote participation.</i> 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.
B.4	<p>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.</p> <p>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.</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The PHA defines a “significant amendment or modification” as:</p> <ul style="list-style-type: none"> • Changes to policies that impact the tenant or applicant rent determination, selection, eligibility at admission or continued eligibility; • Changes that affect existing programs related to homeownership, special purpose vouchers, family self-sufficiency program, moderate rehabilitation, project-based programs. • Changes to program administration and/or program operations

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C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? To be determined once public comment period concludes on April 17th.</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.3	<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.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? To be determined once public comment period concludes on April 17th.</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>

D.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</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>
	<p>Fair Housing Goal:</p> <hr/> <p><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></p> <p>Statement not required at this time.</p>
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Housing Choice Voucher Annual Plan



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-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

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 if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, 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 and 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	<p> PHA Name: <u>RIHousing</u> PHA Code: <u>RI901</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>7/1/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>2010</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <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	Lead HA:																			
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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 Plan submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> Operation and Management.</p> <p><input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>n/a.</p>				
B.2	New Activities. – Not Applicable				

<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>8. <i>Continue collaboration with Public Housing Authorities to create efficiencies through shared administrative functions such as inspections and shared jurisdictions.</i> RIHousing in partnership with Providence Housing hosted a graduation ceremony to honor 39 Family Self Sufficiency participants who completed the program successfully. RIHousing promotes the housing choice voucher program for several of Public Housing Authorities of Rhode Island (PHARI) by managing the Centralized Waitlist for the housing choice voucher program, providing training to legislative aides, service providers, and other advocates within the community, and attending community events to educate the public.</p> <p>RIHousing entered into a Memorandum of Agreement with 6 public housing authorities to share reciprocal jurisdiction for special purpose vouchers to enhance utilization across the state of Rhode Island.</p> <p>9. <i>Maximize state, federal and private funds to provide residents with a more holistic system of support to address social determinants of health in housing.</i> 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.</p> <p>RIHousing organized a Health and Housing partner to convene key housing developers and health service providers.</p> <p>10. <i>Regenerate the wait list using updated preferences to ensure the maximum utilization of the voucher program.</i> 50 applicants were selected from the RIHousing housing choice voucher waitlist and out of the applicants 50 percent, a total of 25, were leased. RIHousing was awarded 28 Veterans’ Affairs Supportive Housing (VASH) vouchers and 28 Family Unification Program (FUP) vouchers. RIHousing created an internal special purpose team to implement these programs in partnership with the U.S. Department of Veterans’ Affairs, the Rhode Island Department of Children, Youth and Families, Foster Forward and Family Services of Rhode Island. The Family Unification Program achieved 39% utilization, the Foster Youth to Independence Initiative achieved 93% utilization and the Veteran’s Affairs Supportive Housing (VASH) achieved 64% utilization.</p> <p>11. <i>Develop and implement tenant education program that will help tenants succeed in subsidized housing.</i> RIHousing hired Highland Planning as a consultant to hold groups with landlords and the Resident Advisory Board to solicit feedback to develop a curriculum for a tenant education program.</p> <p>12. <i>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.</i> RIHousing did not issue any new awards for project based properties in the past year due to constraints in the budget authority.</p> <p>13. <i>Maintain the status of a High Performer housing authority.</i> For the second consecutive year, RIHousing scored High Performer on the Section Eight Management Assessment Program. RIHousing had previously scored High Performer status in 2018.</p> <p>14. <i>Increase owner outreach and provide relevant landlord materials to promote participation.</i> RIHousing hosted a landlord resource night for existing and new landlords to promote the housing choice voucher program, and to educate landlords on new Rhode Island lead and smoke detector laws.</p>
<p>B.4</p>	<p>Capital Improvements. – Not Applicable</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 N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C. Other Document and/or Certification Requirements.	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan? To be determined once public comment period has concluded on April 17th.</p> <p>Y N <input type="checkbox"/> <input 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 HUD-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> <p>(c) Did the public challenge any elements of the Plan? To be determined once public comment has been concluded on April 17th.</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
D. Affirmatively Furthering Fair Housing (AFFH).	
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</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> <p>Fair Housing Goal:</p>

Describe fair housing strategies and actions to achieve the goal

Statement not required at this time.

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Invest. Build. Believe.