

**Request for Action  
By  
Board of Commissioners**

**Approval of Annual PHA Plan and Amendments to the RIHousing Administrative Plan**

1. Summary of Issues

Rhode Island Housing and Mortgage Finance Corporation (“RIHousing”) serves as a public housing authority (“PHA”) with respect to the administration of Section 8 tenant-based rental subsidies provided by the U.S. Department of Housing and Urban Development (“HUD”) through the Housing Choice Voucher Program (“HCV Program”) in addition to serving as the PHA in those Rhode Island communities that do not have standalone municipal housing authorities. The HCV Program offers rental subsidies to help income-eligible families, senior citizens, and individuals with disabilities afford safe, healthy homes of their choice.

In accordance with Title V of the Quality Housing and Work Responsibility Act of 1998 (the “Act”), RIHousing must adopt an Annual PHA Plan (the “Annual Plan”) for this program that establishes goals and objectives for meeting the housing needs of the corporation’s jurisdiction. The Annual plan includes RIHousing’s strategies for expanding the supply of assisted housing, promoting family self-sufficiency, and ensuring equal housing opportunity. In accordance with 24 CFR §903, the Annual Plan must be approved by the Board of Commissioners prior to submission to HUD.

RIHousing’s operation of the HCV Program is governed by an Administrative Plan that establishes local policies for, among other things, administering the program, including occupancy policies, voucher issuance, and procedural guidelines for inspections, as provided by federal regulations. The Administrative Plan is considered a supporting document to the Annual Plan. Within the proposed Annual Plan, RIHousing seeks to adjust several policies, described in the Administrative Plan, for which HUD has granted PHAs discretion to outline policies best suited to their jurisdictions.

RIHousing’s Government Relations & Policy staff has reviewed the Annual Plan to ensure consistency with the State’s Consolidated Plan. Further, in accordance with 24 CFR 903.13, RIHousing consulted with the Resident Advisory Board and has considered their recommendations. Per federal regulation, the proposed changes to the Administrative Plan were posted for a forty-five (45) day public notice-and-comment period, which was advertised and culminated in a public hearing on February 2, 2026. While no comments were received at the public hearing, several comments were submitted, in writing, and RIHousing’s responses are attached hereto. The amendments to the Administrative Plan will become effective upon approval and adoption by the Board of Commissioners.

The Annual Plan is attached hereto as Attachment C. A summary of the Administrative Plan changes is provided in Attachment B hereto.

2. Recommendation

Staff recommends that the Board of Commissioners approve the attached resolution adopting the Annual Plan to include the amendments to the Administrative Plan, substantially in the form presented at this meeting.

3. Attachments

- A. Resolution
- B. Summary of Changes to Administrative Plan
- C. Annual Plan
- D. RAB/public comments
- E. HUD Form 50077-ST-HCV-HP
- F. HUD Form 50077-SL

## **Attachment A**

### **Resolution of the Board of Commissioners of Rhode Island Housing and Mortgage Finance Corporation**

WHEREAS: Rhode Island Housing and Mortgage Finance Corporation (“RIHousing”) has been designated by the United States Department of Housing and Urban Development (“HUD”) as a Public Housing Authority (“PHA”) in connection with the Section 8 Housing Choice Voucher Program (the “HCV Program”) through which RIHousing administers tenant-based Section 8 rental assistance; and

WHEREAS: Part 982.54 of title 24 of the Code of Federal Regulations requires each PHA to administer its HCV Program according to an Administrative Plan; and

WHEREAS: RIHousing has proposed amendments to the Administrative plan, and such changes must be approved by the PHA Board of Commissioners; and

WHEREAS: Title V of the Quality Housing and Work Responsibility Act of 1998 requires public housing authorities that administer Section 8 assistance programs to set forth certain program-related policies and information in an annual plan (the “Annual Plan”) and a five-year plan (the “Five-Year Plan”), which must be adopted by the public housing authority’s board of directors; and

WHEREAS: following a public notice and comment process and an internal review of relevant policies and procedures, RIHousing staff have developed the attached Annual Plan as well as changes to the current Administrative Plan for the fiscal year beginning July 1, 2026

NOW, THEREFORE, BE IT:

RESOLVED: that RIHousing, in its capacity as a public housing authority, be and hereby is authorized to approve and adopt the Annual Plan substantially in the form presented at this meeting and attached hereto.

RESOLVED: that the RIHousing Board of Commissioners hereby approves and adopts the amendments to the RIHousing Administrative Plan substantially in the form presented at this meeting and attached hereto.

RESOLVED: that the Executive Director, the Deputy Executive Director, and the Director of Leased Housing and Rental Services, each acting singly, are authorized to incorporate any technical changes brought forth at the public hearing.

RESOLVED: that the Executive Director, the Deputy Executive Director, and the Director of Leased Housing and Rental Services, each acting singly, are authorized to take any further action they deem necessary to carry out the foregoing resolutions.

## Attachment B

### Summary of Changes to Administrative Plan

Chapter	Change
Ch. 4.II.F.	Regarding admissions practices, the policy regarding removal from the waitlist due to a prospective tenant's lack of response to PHA outreach has been amended.
Ch. Ch. 4. III.C.	Preferences for order of selection from the waitlist have been updated.
Ch. 5 II A-C	Subsidy standards regarding the number of bedrooms allotted per household have been adjusted.
Ch. 5 II. D Ch. 12 I.E.	The policy regarding rescission of vouchers, in the event of insufficient funding, has been revised.
Ch. 16IIB	The payment standard policy, as it relates to the HAP contract and Fair Market Rent, has been adjusted.
Ch. 8A.8IIA, 8IIB, 8IIC,8IID, 8IIF, Ch.8B IG, IIA, IIB, IIC, IID, IIF	Regarding Operations and Management, the inspection timelines and requirements for Housing Choice Voucher units and Project-Based Voucher units have been updated.
Ch. . 11A 11-1D	The requirements for information to be provided by the household at the time of annual recertification have been updated.
Ch. 16 IV.B	The repayment policy for household-owed amounts to the PHA has been adjusted.