

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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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, 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-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: __Rhode Island Housing and Mortgage Finance Corporation (“RIHousing”)__ PHA Code: __RI901__</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): __07/2025__</p> <p>The Five-Year Period of the Plan (i.e. 2019-2023): __2025-2030__</p> <p>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><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr><tr><td>Lead PHA:</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></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

<p>B.3</p>	<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"> <p><i>1. Continue collaboration with Public Housing Authorities to create efficiencies through shared administrative functions such as inspections and shared jurisdictions.</i></p> <p>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.</p> <p>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.</p> <p><i>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.</i></p> <p>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><i>3. Regenerate the wait list using updated preferences to ensure the maximum utilization of the voucher program.</i></p> <p>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.</p> <p><i>4. Partner with affordable housing non-profits to create a tenant education program that will help tenants succeed in subsidized housing.</i></p> <p>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.</p> <p><i>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.</i></p> <p>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.</p> <p><i>6. Obtain the status of High Performer Housing Authority.</i></p> <p>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.</p> <p><i>7. Increase owner outreach and provide relevant landlord materials to promote participation.</i></p> <p>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.</p>
<p>B.4</p>	<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>
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>

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
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" 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?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>

D.1

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.)

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.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Statement not required at this time.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

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Describe fair housing strategies and actions to achieve the goal

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. **PHA Information.** All PHAs must complete this section. (24 CFR § 903.4)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

- B.1 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. (24 CFR § 903.6(a)(1))
- B.2 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. (24 CFR § 903.6(b)(1))
- B.3 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. (24 CFR § 903.6(b)(2))
- B.4 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. (24 CFR § 903.6(a)(3)).

C. Other Document and/or Certification Requirements.

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR § 903.17(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. 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.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. 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 Act 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.