

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: 02/29/2016
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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. 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 _____ PHA Code: _____ RI901 _____ </p> <p> PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____ 07/2020 _____ 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" data-bbox="203 1304 1463 1940"> <thead> <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> </thead> <tbody> <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> </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. 5-Year Plan. Required for all PHAs completing this form.

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.

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:

- 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.

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.

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.

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

2015-2020 GOALS UPDATE:**1. Use the Housing Choice Voucher Program to better help HUD's Opening Doors Initiative to end homelessness.**

UPDATE: Since 2015, RIHousing has adopted a homeless preference in the Housing Choice Voucher Program. During the calendar years 2016, 2017, and 2018 100% of households leasing up have met the criteria for homelessness as defined by the lack of a fixed, regular, and adequate nighttime residence, defined by the PHA and an individual or family living in a supervised publicly or privately-operated shelter designated to provide temporary living arrangements.

2. Work with other Public Housing Authorities (PHAs) in creating a more streamlined process for applying for assistance, possibly creating a universal application and waitlist.

UPDATE: In 2016 RIHousing launched the Centralized Wait List with participation of 18 public housing authorities, nearly 70% of the state's housing authorities. This allows potential applicants to access one application for thirty-four(34) project-based voucher wait lists and the wait list for 18 housing choice voucher programs all from one online portal.

3. Perform better owner outreach by beginning Owner Information presentations throughout the state.

UPDATE: Since 2015, RIHousing has developed a Housing Stabilization team to increase the opportunity of HCV tenants and applicants to both obtain and retain housing. The team has launched a robust Landlord Recruitment strategy that includes outreach to communities across the state, providing local real estate agencies with information about HCVP. As a result of this outreach the team has worked with the Newport County Board of Realtors, local real estate agencies, and the Real Estate Investors Group reaching nearly 80 property owners. The team has hosted two SMART landlord presentations and a successful Landlord Appreciation and Resource Fair. Currently, the team is preparing a landlord newsletter which will be featured through social media and on the Landlord page of the RIHousing website with the intent of alerting the landlord community to resources such as the Landlord Mitigation fund, the Housing Stabilization team, Lead Remediation Assistance and other valuable resources that may combat perceived barriers to landlord participation in the HCV Program.

4. Work with other PHAs to open our waiting list simultaneously so applicants have an opportunity to apply to as many waiting lists as possible.

UPDATE: This was accomplished in 2016 with the launch of the Centralized Wait List and included 18 participating PHAs at the time. The total to date, is 18 housing authorities and thirty-four (34) project-based voucher sites.

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

	<p><i>UPDATE: Through the RIHousing Mortgage and Finance Corporation’s Community Development grants, a tenant education program was funded that is conducted by local Community Development Corporations.</i></p> <p>6. Better utilize state and federal funds to provide residents with a more solid support system that not only includes housing, but other services as well.</p> <p><i>UPDATE: RIHousing has been working the state Medicaid office to request a waiver to provide reimbursement for housing stabilization services. While this effort is still underway, RIHousing has responded to the needs of HCV tenants by developing a Housing Stabilization team. The team supports households who are at risk of eviction or who have been issued a voucher and are struggling to locate an apartment. Since the inception of the Housing Stabilization team over 330 households have been served.</i></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><i>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.</i></p>
<p>B.5</p>	<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 rent or waitlist/admission/tenant selection policies that have an impact on an applicant or tenant; • Any changes with regard to demolition or disposition, designation, homeownership programs or conversion activities.
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</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>
<p>B.7</p>	<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>

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

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full PHA Name, PHA Code, , PHA Fiscal Year Beginning (MM/YYYY), 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. 5-Year Plan.

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\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

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\(a\)\(3\)](#))

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

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide 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\(a\)](#), [24 CFR §903.19](#))

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 .76 hours per response, 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.
