



**“Intent to Pursue”  
HUD Rental  
Assistance  
Demonstration  
(RAD)  
Dexter Manor  
(& Parcel 41)**



**Resident Meeting #2  
February 26, 2026**

# Dexter Manor Revitalization & Parcel 41

The Providence Housing Authority (PHA) is excited to share news with Dexter Manor residents regarding a plan to pursue a *Rental Assistance Demonstration (RAD)* conversion at Dexter Manor and the construction of a new mixed use/income building on an adjacent property (aka Parcel 41).



# Aging Public Housing

- Dexter Manor has two towers that are 40 and 50 years old and home to 291 apartments and 330 residents.
- Aging properties often have older, major systems and outdated amenities
- Maintenance repairs are often ineffective and/or temporary and maintenance staff works hard to address work orders and repairs, but are having difficulty due to the age of the properties
- The PHA invests funding to address Dexter Manor needs:
  - **Automated Sprinkler System: \$1,5M**
  - **Elevator Modernization: \$834K**
  - **Roof Replacement Dexter 1: \$456K**
  - **Entrance Doors Replacement: \$144K**
  - **Parking Lot Repaving: \$151K**



# Meeting Aging Public Housing Needs

HUD does not provide the PHA enough funding to address what is really needed:

- The main system improvements in the building like plumbing, heat, windows, water supply
- There is certainly not enough money to modernize the amenities like kitchens, appliances, baths and flooring in all of the apartments
- Or provide higher level security features





# Mission

**PHA provides and develops quality and safe affordable housing opportunities and services to address the needs of Rhode Island residents.**

# Vision

***PHA, working with its residents will be a best-in-class leader in creating safe, vibrant communities that promote pathways to opportunities and will be a place where people are proud to live and work.***

# Dexter Manor Revitalization – 2023 Capital Needs Assessment

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**Recommendations:** Roof replacement, exterior wall repairs and building-envelope improvements for energy efficiency, window replacement, water supply and waste plumbing replacement, heating and cooling system equipment replacement, electric system distribution system replacement, ventilation system replacement, and fire alarm control panel.

Additionally, the report recommended upgrades to meet current building codes and accessibility standards, including the Uniform Federal Accessibility Standards (UFAS) and those under the Americans with Disabilities Act of 1990.

The project would also include a comprehensive hazardous material inspection and abatement, new kitchens and baths, and a refresh of common areas to enhance resident quality of life.



# Major Challenges

1. Due to the age of Dexter Manor, the cost of the physical needs exceeds what we receive in HUD funding
2. Our residents, deserve high quality, modernized, affordable housing amenities with new building systems which will improve the quality of your life





- Public housing properties across the country need billions of dollars to modernize and repair outdated building systems, address accessibility requirements, and remediate hazardous materials.
- For over a half century, government funding of the traditional public housing program has not been sufficient to keep public housing properties in good condition and make the necessary repairs.
- As a result, and ***despite best efforts to maintain properties with inadequate resources***, many public housing residents nationwide have seen conditions at their property worsen.



# HUD's Repositioning Program



- Over the past 15 years, HUD has developed various repositioning tools which allow PHAs to access additional sources of funding to maintain, repair, and replace public housing properties.
- Repositioning is a process which “converts” the federal assistance a property receives **from the Public Housing (Section 9) program to Section 8 with Project-Based Vouchers (PBVs)**.
- The Section 8 platform has traditionally been a more stable and consistent form of federal funding.

## REPOSITIONING PROGRAM TOOLS:

- ✓ **Rental Assistance Demonstration (RAD) Program**
- ✓ Section 18 (Demolition/Disposition)
- ✓ RAD / Section 18 Blends
- ✓ Streamlined Voluntary Conversions (SVC)
- ✓ Section 32 Homeownership Program





***Steamboat Square Revitalization, Albany NY***

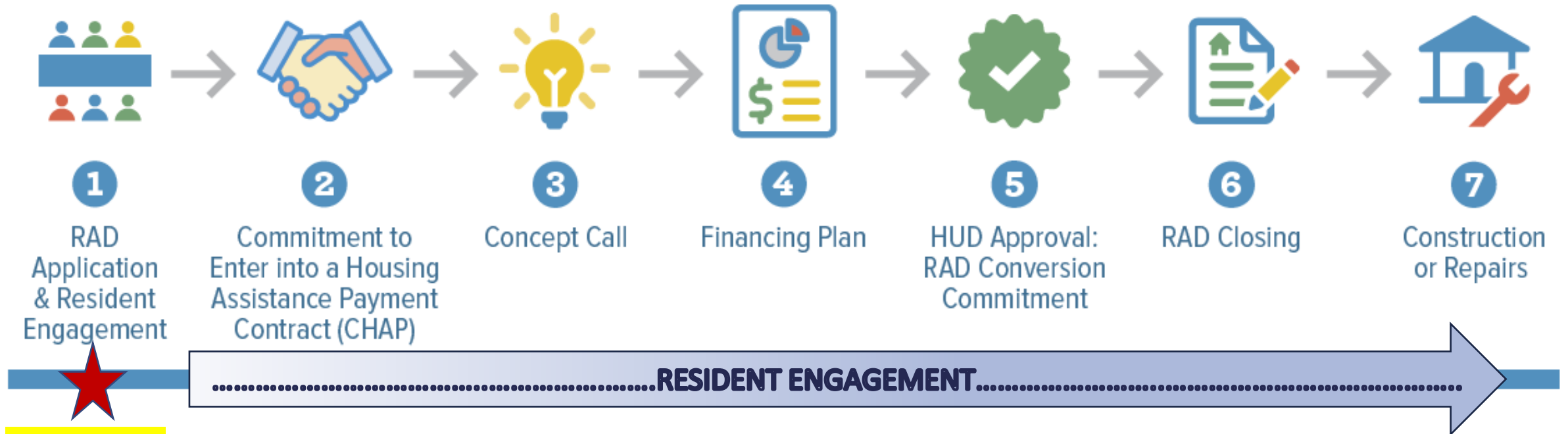
## Rental Assistance Demonstration (RAD)

- The RAD program is a ***repositioning*** tool developed by HUD in 2011 to support the financing, rehabilitation, and preservation of public housing properties
- A RAD Conversion is the process of changing how the rent subsidy is delivered to a property from the Public Housing program to a Project-Based Section 8 program
- **Nationally, public housing authorities have converted 1,850 communities covering 253,570 housing units under the RAD program. Utilizing RAD, the physical condition of these properties has been improved, ensuring that these homes remain affordable and in good condition.**



# A RAD CONVERSION CAN TAKE SEVERAL YEARS TO COMPLETE

## THE RAD CONVERSION PROCESS



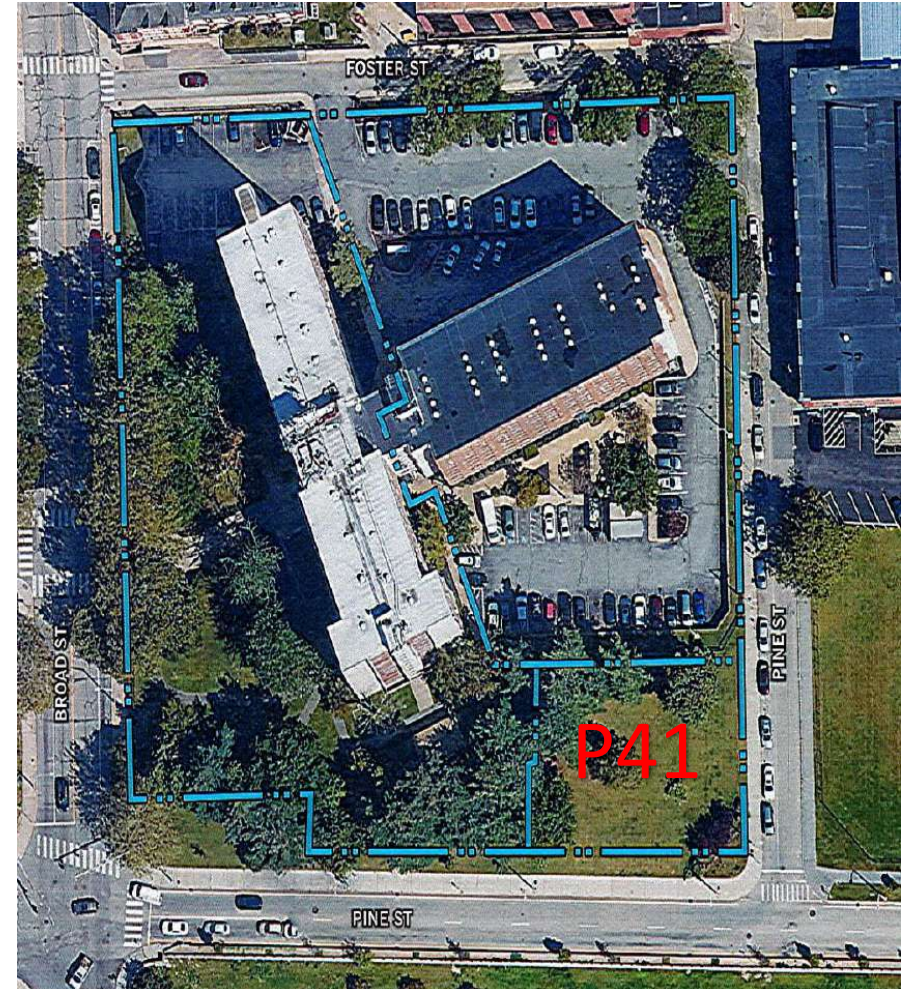
**We are here**

### The Process Involves:

- Strategic Planning
- **Resident Engagement**
- Assessment of building conditions
- Architect and Engineering Planning and Design
- Financing
- Construction
- Occupancy

# Dexter Manor Revitalization & Parcel 41

- Dexter Manor is a 291-unit 10-story high-rise building constructed in 1962 (Dexter I) and 1984 (Dexter II). The RAD conversion process would provide an opportunity to **improve the physical condition of Dexter Manor and preserve the building as an affordable housing resource for several more decades.**
- **Parcel 41 (of the 195 District) is located at the intersection of East Franklin Street and Pine Street, directly adjacent to Dexter Manor.**



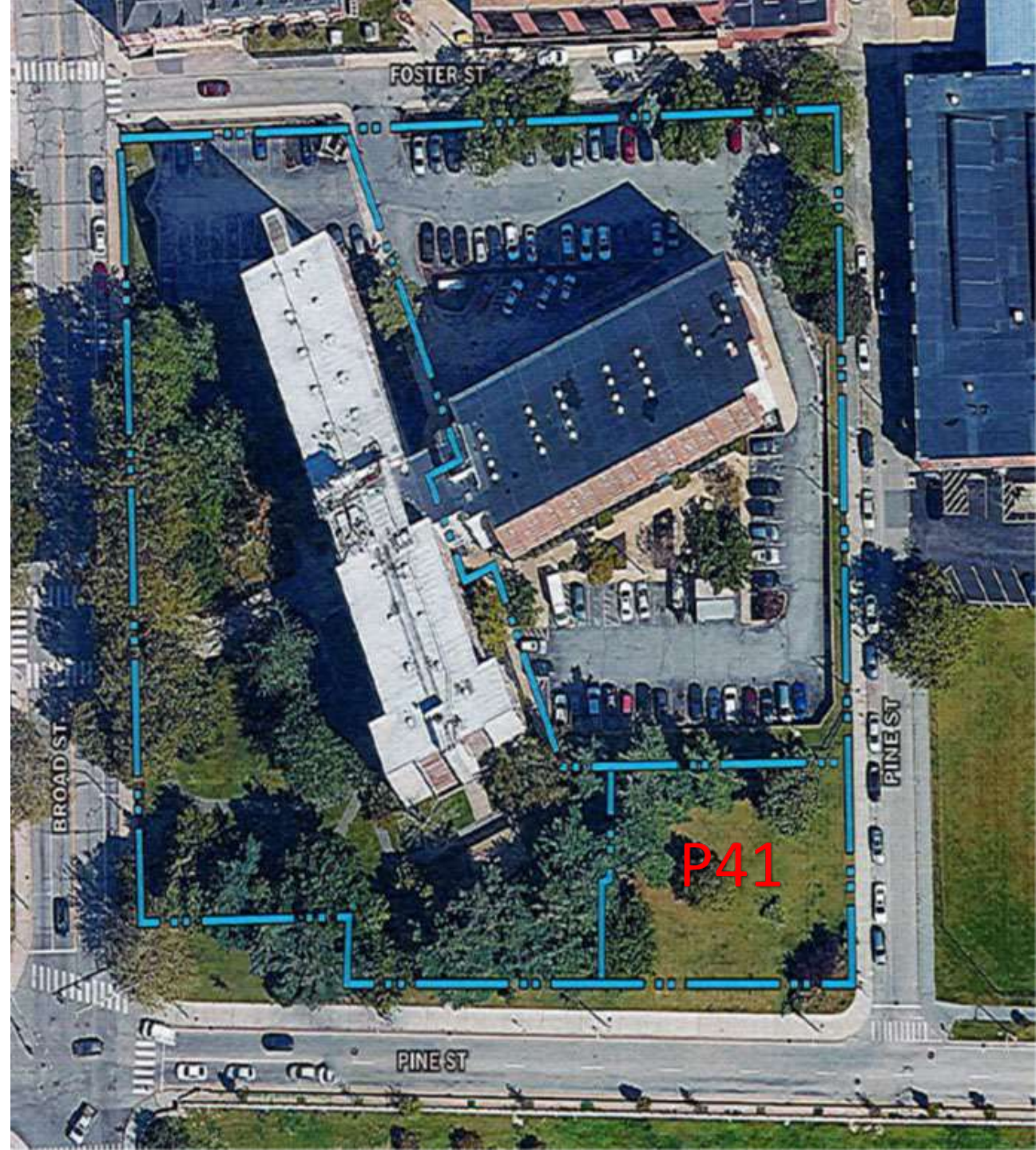
# Parcel 41 – New Mixed-Use / -Income Building

In 2024, the 195 District approached the PHA to explore possible redevelopment scenarios which would be mutually beneficial to both agencies and maximize the development potential for housing on both sites.

It is possible that this collaborative approach could produce between 60 and 120 new housing units.

The goal of the new development is to create a financially sustainable, mixed-use/income community that complements Dexter Manor, provides high-quality new housing units that help address the state's housing crisis, and contributes to the revitalization of the surrounding downtown neighborhood.

The project is expected to include ground-level activation such as community services and/or amenities that are accessible to the new community and the existing families at the adjacent Dexter Manor site.



# Resident Engagement



# Resident Notices

- Prior to applying to HUD, the PHA must provide notices to residents:
  - “RAD Information Notice (RIN)”, providing you an overview of RAD and your rights
  - “General Information Notice (GIN)” alerting you that you would have the right to relocation assistance if temporary relocation is needed
- After HUD approves the Financing Plan, the PHA must send a notice to all residents
- Prior to beginning any relocation, each resident must receive advanced notice of relocation



The public housing authority must meet with residents of the property multiple times prior to conversion



***Prior to applying to HUD, the PHA must meet hold at least two resident meetings***



Prior to submitting a Financing Plan, the PHA must meet with residents at least two more times



The purpose of the meetings is to provide you information on the proposal, to collect feedback from residents, and to respond to your questions.

# Resident Rights & Protections in Repositioning

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- Residents will continue to have the right to establish and operate a resident organization. The resident organization will be eligible for resident participation funding.
- Following conversion, residents will be protected by standard Section 8 requirements related termination notification and grievance procedural rights.



# Resident Rights and Protections

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- PHAs must maintain same number of deeply affordable units.
- FSS & ROSS participants may continue in programs.
- Following conversion, residents may request a tenant-based voucher after a period of residency at the converted property (“choice-mobility”).
- No residents (who are lease compliant) will lose their housing assistance.
- PHA is committed to prioritizing the strongest resident protections regardless of the repositioning tools/program.

# Resident Rents After a RAD Conversion

**Resident rents remain affordable after conversion**

Under the Section 8 programs, residents pay 30% of their adjusted gross income in rent.



# Temporary Relocation During Construction



There is **NO** permanent relocation expected with this project,

If there is any resident relocation, residents in good standing have the absolute right to return to development once rehab or construction is complete with no rescreening.

If, construction phasing or activities require a resident (or residents) to be temporarily relocated, PHA will provide:

- Relocation planning and advisory services
- Temporary housing
- Payment for all moving expenses
- Payment for any increased housing costs

*\*\*Benefits and assistance per the “Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA)”*

# What to expect in the coming months/year ...

1

Continue w/  
Resident  
Engagement  
& submit  
HUD RAD  
application



2

Select  
Development  
Partner and  
Design Team

3

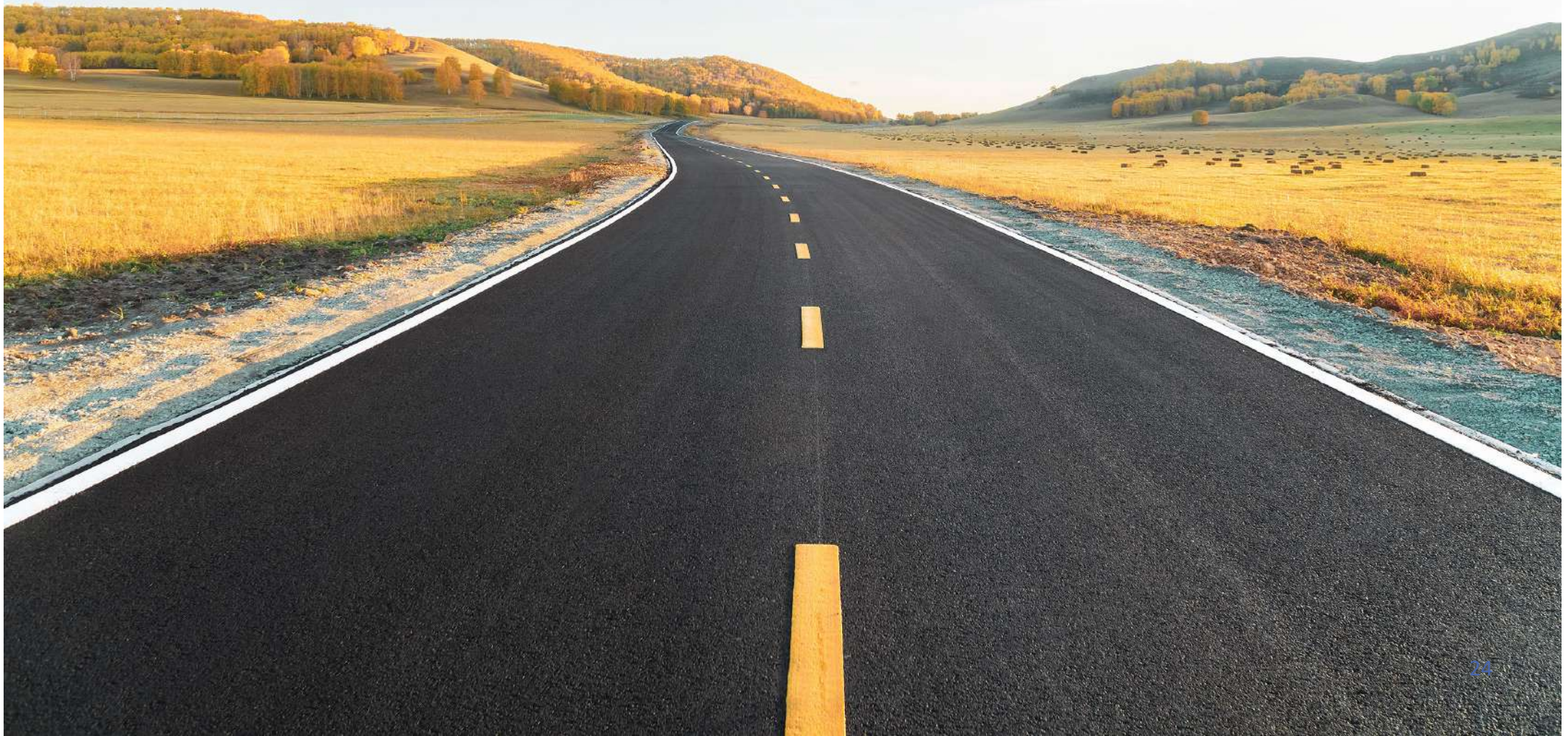
Project  
programming  
and design.  
Construction  
estimating.

4

Apply for  
Financing (RI  
Housing -  
LIHTC)

# Take Aways

- We will do this together.
- We are in the very beginning process of this NEW adventure.
- There will be many more meetings that will provide information with you (and our employees and our other community members) and the opportunity to give us input as we move forward.



# Thank You !!! Questions & Discussion

For more information visit:  
[www.hud.gov/rad](http://www.hud.gov/rad)

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