



PROVIDENCE HOUSING AUTHORITY

DRAFT ANNUAL PLAN

www.provhousing.org



100 Broad Street
Providence, RI 02903

FEBRUARY 2, 2026

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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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. They also inform 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-, very low-, and extremely low-income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, 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 or 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 HCVs combined and is not PHAS or SEMAP troubled.

A. PHA Information.
<p>A.1 PHA Name: _____ PHA Code: _____</p> <p>PHA Type: <input type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units _____ Number of Housing Choice Vouchers (HCVs) _____</p> <p>Total Combined Units/Vouchers _____</p> <p>PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Public 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. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with 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>																																	
	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:																																	
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?</p> <table> <tr> <td>Y</td> <td>N</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/> Financial Resources.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/> Rent Determination.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/> Operation and Management.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/> Grievance Procedures.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/> Homeownership Programs.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/> Community Service and Self-Sufficiency Programs.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/> Safety and Crime Prevention.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/> Pet Policy.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/> Asset Management.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/> Substantial Deviation.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/> Significant Amendment/Modification.</td> </tr> </table> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p>						Y	N	<input type="checkbox"/>	<input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.	<input type="checkbox"/>	<input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.	<input type="checkbox"/>	<input type="checkbox"/> Financial Resources.	<input type="checkbox"/>	<input type="checkbox"/> Rent Determination.	<input type="checkbox"/>	<input type="checkbox"/> Operation and Management.	<input type="checkbox"/>	<input type="checkbox"/> Grievance Procedures.	<input type="checkbox"/>	<input type="checkbox"/> Homeownership Programs.	<input type="checkbox"/>	<input type="checkbox"/> Community Service and Self-Sufficiency Programs.	<input type="checkbox"/>	<input type="checkbox"/> Safety and Crime Prevention.	<input type="checkbox"/>	<input type="checkbox"/> Pet Policy.	<input type="checkbox"/>	<input type="checkbox"/> Asset Management.	<input type="checkbox"/>	<input type="checkbox"/> Substantial Deviation.	<input type="checkbox"/>	<input type="checkbox"/> Significant Amendment/Modification.
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(c) The PHA must submit its Deconcentration Policy for Field Office review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Homeownership Program under Section 32, 9 or 8(Y)
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p>
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B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</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 <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y <input type="checkbox"/> N <input checked="" 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>(a) Did the public challenge any elements of the Plan?</p> <p style="text-align: center;">Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

C.5

Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y N N/A

(b) If yes, please describe:

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

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

A.1 Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and Number of HCVs, PHA Plan Submission Type**, and the **Public Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no" (24 CFR 903.7).

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)). Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements (24 CFR 903.7(b)). Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists (24 CFR 903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV (24 CFR 903.7(b)). Describe the unit assignment policies for public housing (24 CFR 903.7(b)).

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies (24 CFR 903.7(d)).

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA (24 CFR 903.7(e)).

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants (24 CFR 903.7(f)).

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of (24 CFR 903.7(l)). Provide a description of: (1) Any programs relating to services and amenities provided or offered to assisted families; and (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS (24 CFR 903.7(l)).

Safety and Crime Prevention (VAWA). Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities (24 CFR 903.7(m)). Note: All coordination and activities must be consistent with federal civil rights obligations. A description of: (1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to survivors of domestic violence, dating violence, sexual assault, or stalking; (2) Any activities, services, or programs provided or offered by a PHA that helps survivors of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and (3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance survivor safety in assisted families (24 CFR 903.7(m)(5)).

- Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing (24 CFR 903.7(n)).
- Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory (24 CFR 903.7(q)).
- Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).
- Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH 2019-23(HA), successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)).

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

- Choice Neighborhoods Grants.** (1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and (2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: <https://www.hud.gov/cn> (Notice PIH 2011-47).
- Modernization or Development (Conventional & Mixed-Finance).** (1) A description of any Public Housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and (2) A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. (See 24 CFR part 905 and guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4).
- Demolition and/or Disposition.** With respect to public housing only, (1) describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) a timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/ and 24 CFR 903.7(h).
- Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted, or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: (1) development name and number; (2) designation type; (3) application status; (4) date the designation was approved, submitted, or planned for submission, (5) the number of units affected and (6) expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation (24 CFR 903.7(i)(c)).
- Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe (1) any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; (2) an analysis of the projects or buildings required to be converted under Section 33; and (3) a statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at the Special Applications Center (SAC) (<https://www.hud.gov/sac>) and 24 CFR 903.7(j).
- Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD).** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: <https://www.hud.gov/RAD/library/notices>.
- Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).
- Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty day notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. (See additional guidance on HUD's website at: Notice PIH-2021-35 (24 CFR 960.503) (24 CFR 903.7(b)).
- Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency

may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: Notice PIH 2021-35. (24 CFR 960.505) (24 CFR 903.7(b))
NOTE: All activities must be consistent with civil rights laws – including ensuring that it does not have a disparate impact on protected class groups based on race, color, religion, national origin, sex (including sexual orientation), familial status, and disability.

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: Notice PIH 2009-21 and Notice PIH-2017-03 (24 CFR 903.7(e)).

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

Other Capital Grant Programs (i.e., Capital Fund Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the applicable Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.7(s)(1)).

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the 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 903.13(c), 24 CFR 903.19).

C.2 Certification by State of 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. (24 CFR 903.15). **Note:** A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 24 CFR 903.7(o)(1), and 903.15.

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must 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 (24 CFR 903.23(b)).

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A" (24 CFR 903.9).

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 and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Providence Housing Authority Attachment B.1(b)

Statement of Financial Resources: Planned Sources and Uses

Sources	Planned \$	Planned Uses
1 . Federal Grants FY 2025 grants		
a Public Housing Operating Fund (2025)	\$22,061,338	
b Public Housing Capital Fund	\$8,622,908	Any eligible public housing capital expenditure, bond repayment, operating income to COCC and AMPs. This amount represents total CFP501-25 allocation; not expended.
c HOPE VI Revitalization	\$0	
d HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$34,639,493	Housing Assistance Payments to landlords on behalf of participants in the HCV program
f) Public Housing Drug Elimination Program including any Technical Assistance funds	\$0	
g) Resident Opportunity and Self-Sufficiency Grants	\$402,214	
h) Community Development Block Grant	\$45,000	Grant funds that support programming at the Thomas Anton Community Center at the Hartford Park development and surrounding neighborhood to support homeownership and economic self-sufficiency
	\$	
Other Federal Grants list below		
HUD Lead-based Paint Capital Funds Program	\$ 2,055,521	Testing and remediation of lead-based paint hazards at Admiral Terrace
HUD - Emergency Health and Safety Grant	\$0	
Victims of Crime Act	\$39,912	Grant funding to support services provided to PHA residents and HCV participants who have been victims of crime.
Byrne Victims of Crime Act	\$107,564	Grant funding to support services provided to PHA residents and

		HCV participants who have been victims of crime.
FEMA Public Assistance Grant	\$0	
Jobs Plus	\$175,438	Workforce development, job training and coaching to produce self-sufficiency for residents of Admiral Terrace and Chad Brown. \$175,438 spent of the \$2,282,473 grant.
HUD Housing Counseling	\$0	
Section 8 Administrative Fees	\$3,747,874	Staffing and program operation costs of the HCV program
Section 8 Mod Sub Rehab	\$439,121	HAP payments to landlords in Section 8 Mod Sub Rehab program
Section 8 Mainstream	\$2,077,931	HAP payments to landlords on behalf of participants in the Mainstream Voucher program, plus admin fees earned.
Section 8 EHV	\$779,704	HAP payments to landlords on behalf of participants in the Emergency Housing Voucher Program, plus admin fees earned.
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 2025	\$0	
CFP 2024	\$0	
CFP 2023	\$0	
CFP 2022	\$0	
CFP 2021	\$0	
Sources	Planned \$	Planned Uses
CFP 2020	\$0	
3. Public Housing Dwelling Rental Income	\$13,106,290	Any eligible public housing expenditure

4. Other income		
Excess Utilities	\$120,000	Any eligible public housing expenditure
Investment Income	\$2,219,765	Any eligible public housing expenditure
Fraud Collection	\$150,228	HCV & Public Housing program integrity-related expenses
S8 Port Fees	\$150,000	Any eligible HCV administrative expense
Miscellaneous Tenant Charges	\$95,862	Any eligible public housing expenditure
Misc .Income -Antenna Rental/Cox/Office space/interest income	\$88,500	Any eligible public housing expenditure

Sources	Planned \$	Planned Uses
5. Non-federal sources list below		
ARPA- City of Providence Arts	\$224,136	Salary and benefits for wellness coordinator and community health workers
OEO – Youth Training	\$62,469	Salary and benefits for youth summer program facilitated by PHA
LISC – Manton Heights Early Education Center A& E	\$51,900	Funding to support feasibility of renovating a portion of the Manton Community Center into an Early Education Center
Shamrock Foundation	\$7,221 spent	\$4M in funding to support the launch of an early learning childcare center at Manton Heights.
CHW for Covid Response	\$ 88,350	Salary and benefits for community health workers
RI DOH Air Quality	\$10,000	Salary and benefits for community health workers
National League of Cities	\$7,587	Funding for art programs
City of Providence Infrastructure Funding for Manton Heights	\$8,767	Funding for infrastructure upgrades

RI Housing Pre Development	\$250,000 left to spend	Funding to support predevelopment expenses related to exploring repositioning Dexter Manor
RI Housing Technical Assistance	\$38,000 spent	Funding to support the feasibility of repositioning PHA's public housing assets to offset the cost of Physical Needs Assessments.
Housing Authority Insurance – HAIG – Fire Pump	\$208,024	Grants funds that support the cost of installation of new fire pumps at Carroll Tower and Parenti Villa
OHA – Kilmartin Security	\$14,166	Grant from the RI Office Healthy Aging to support completion of installation of security cameras on each floor of the Kilmartin Plaza development
Total Resources	\$92,095,285	

Attachment B.1(c)

11.12 The PHA's Deconcentration Policy



It is PHA's policy to provide for the deconcentration of poverty and to encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. The PHA may skip families on the waiting list to reach other families with a lower or higher income. This will be done in a uniform and non-discriminating manner.

The PHA will affirmatively market its housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, the PHA will analyze the income levels of families residing in each of its developments, the income levels of census tracts in which each development is located, and the income levels of the families on the waiting list. Based on this analysis, the PHA will determine the level of marketing strategies and deconcentration incentives to implement.

11.13 Deconcentration Incentives

The PHA may offer one or more incentives to encourage applicant families whose income classification would help meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

11.14 Targeting

Per the QHWRA, in each fiscal year the PHA will reserve at least 40 percent of its new admissions for families who have incomes that do not exceed 30 percent of area median income as published by HUD.

The PHA will follow the statutory requirement that at least 40 percent of newly admitted families in any fiscal year be families whose annual income is at or below 30 percent of the area median income. To ensure that this requirement is met, the PHA will quarterly monitor the incomes of newly admitted families and the incomes of families on the waiting list. If it appears that the requirement to house extremely low-income families will not be met, the PHA will skip higher income families on the waiting list to reach extremely low-income families.

If there are not enough extremely low-income families on the waiting list, the PHA will consider outreach on a non-discriminatory basis to attract extremely low-income families to reach the statutory requirement.

ATTACHMENT B.2(b): ADDITIONAL INFORMATION ABOUT NEW ACTIVITIES

Conversion of Public Housing to Tenant-Based Assistance: In the next year, PHA plans to consider whether conversion of public housing to tenant-based assistance is a viable repositioning tool in its long-term plan to reposition its public housing portfolio.

Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD: PHA plans to reposition the Dexter Manor Apartments public housing development through conversion to Project-Based Vouchers under RAD. The PHA has begun the resident engagement process by meeting with the Dexter Manor Planning Committee on 12/11/25 and the PHA Resident Advisory Board on 1/14/26. The PHA issued RIN and GIN notices to Dexter Manor residents on 1/21/26 and initial resident meetings are scheduled for 2/4/26 and 2/26/26. The PHA expects to submit a RAD application to HUD for this conversion in late March 2026.

The PHA is also considering a Section 18-RAD Blend approach to repositioning its Scattered Site portfolio that would involve disposing of a portion of the portfolio while Project-Basing the remainder of the units through RAD.

Homeownership Program under Section 32, 9 or 8: The PHA expects to develop a Section 32 Homeownership Plan by the end of calendar 2026 and is exploring a possible disposition of a portion of its Scattered Site or other elements of portfolio through the Homeownership Program under Section 32.

Project-Based Units: PHA anticipates executing a HAP contract in the summer of 2026 with Crossroads RI for eight project-based Mainstream Voucher Program units (awarded in 2023) for the agency's Pine Street Health and Housing new construction project. In addition, PHA also expects to execute a HAP contract in the summer of 2026 with Pennrose Development for eight project-based units (awarded in 2022) for its Parcel 9-Phase 2 mixed income/mixed use new construction development.

Units with Approved Vacancies for Modernization: PHA anticipates that four (4) units will be approved for vacancy for modernization in the coming year. In addition, PHA has been approved for removing one unit at the Chad Brown Apartments to serve as the base of operation for the Jobs Plus program that launched in February 2025 at this development.

Other Capital Grant Programs: PHA is currently carrying out work under a HUD Housing-Related Hazards and Lead-Based Paint Capital Fund Grant to assess and remediate lead-based paint hazards at its Admiral Terrace development. Dependent on capacity and eligibility, PHA will pursue any additional grant opportunities for Capital Fund Community Facilities Program or Emergency Safety and Security Grant Programs made available by HUD in the coming year.

ATTACHMENT B.3: PROGRESS REPORT

Goal 1: Identify and Pursue Opportunities to Expand & Preserve Affordable Housing

Building Capacity to Preserve and Expand Affordable Housing: In the last year, the PHA has reached important milestones in its efforts to identify and pursue strategies to preserve and expand affordable housing. Notably, the PHA hired a Director of Real Estate Planning and Development who has many years of experience in developing affordable housing, including repositioning public housing assets and redeveloping public housing properties. The PHA has also contracted with the law firm of Reno and Cavanaugh to provide specialized legal services to guide PHA as it pursues repositioning its public housing assets and engaging in new development. The PHA has engaged with the City of Providence, RI Housing, and the RI Department of Housing to dialogue about how PHA could be a partner in preserving existing and developing new units of affordable housing. PHA has begun participating in quarterly developer meetings convened by the Director of Real Estate at RI Housing, the state agency that administers the low-income housing tax credit program in RI. PHA has engaged with HUD's Repositioning Team to keep them apprised of PHA's strategies and projects and to solicit their guidance about best practices.

In July 2025, PHA and the RI 195 Commission entered into an agreement to pursue a development project that includes not only the development of new affordable housing on a vacant parcel of land abutting the Dexter Manor Apartments (Parcel 41), but also redevelopment of Dexter Manor. The PHA issued a Request for Qualifications for a development partner in October 2025 and received a robust response; we expect to enter into negotiations for a Master Developer Agreement in March 2026 and may pursue a tax credit application to support the redevelopment of Dexter Manor in late 2026 or early 2027.

In addition to consideration of new development in Parcel 41 with the RI 195 Commission, PHA is also considering acquiring a property, currently owned by the City of Providence Redevelopment Authority, located at 200 Chad Brown Street. In January 2026, the Providence Redevelopment Authority indicated a willingness to convey the property to the PHA. PHA anticipates issuing a Request for Qualifications in spring of 2026 for a development partner that would assist us in exploring the feasibility of acquiring the property and developing a plan for potentially transforming this former police training academy into units of affordable housing.

Expanding Affordable Housing through PBV Awards to Developers: While PHA worked to preserve and expand affordable housing in its own right, the PHA's awarding of project-based vouchers to encourage developers to build new units of affordable housing bore fruit in the past year. In 2025, two developers that were awarded project-based vouchers to support construction of affordable housing completed construction of their projects. Pennrose Development completed the 66-unit mixed income/mixed use Tempo Apartments that included 8 PHA PBVs. This development is located in the Fox Point neighborhood - a low-poverty area. In addition, Crossroads RI completed its 176-unit Summer Street Apartments development, in a revitalizing

downtown neighborhood, that included 34 PHA PBVs, 10 of which are VASH vouchers. In addition, two new PBV supported developments broke ground in 2025. Pennrose Development began construction of its 61-unit mixed income/mixed use Parcel 9-Phase 2 development in Fox Point; PHA awarded 8 PBVs to this development. Crossroads RI also broke ground on its 35-unit Pine Street Health and Housing development in which PHA awarded 8 Mainstream Program vouchers. Both of these new developments are expected to be completed and occupied by late 2026.

Preserving Existing Public Housing Assets: The PHA has made notable progress in preserving its existing public housing portfolio thorough the Capital Fund Program. Capital projects included replacement of the hot water boiler system at Manton Heights, roof replacement at Kilmartin Plaza, roof replacement at Parenti Villa, and resurfacing the parking lot at Dexter Manor. At the time of submission of this Annual Plan, new hot water boiler systems have been designed and invitations for bids for installation have been issued for projects at Dexter Manor, Dominica Manor and Hartford Park. We anticipate that these boiler replacement projects will be completed by the end of spring 2026.

Goal 2: Provide Safe & Healthy Communities with Pathways to Vibrant Futures

There was no shortage of achievements to note in this goal area in the past year, including achievements having a connection to fostering family stability and workforce development.

School Readiness as a Strategy to Promote Economic Opportunity and Mobility: Arguably the most significant achievement in this goal area centers on a remarkable partnership among the PHA, the Boston Celtics Shamrock Foundation, and the Amica Charitable Foundation to bring a high-quality early childhood education center to the children and families at the Manton Heights development. In May 2025 this three-way partnership executed a four year Memorandum of Understanding that includes \$4 million in funding to repurpose a portion of the existing Manton Community Center (31 Salmon Street) to serve as an early childhood education center, to engage a vendor to provide early education services and wraparound supports for families, to coordinate services provided through PHA partnerships, and to evaluate success in terms of child readiness for school and family stability. The PHA issued a Request for Proposals for a vendor to provide early education programming and expects to enter into a contract in February 2026. PHA has also issued an Invitation for Bids for the construction portion of the project and anticipates awarding a contract in early spring 2026. We anticipate the Center opening in summer 2026.

Supporting Workforce Development: PHA was honored to receive a \$2.3 million Jobs Plus award from HUD in late 2024, our second Jobs Plus award, and launched this new Jobs Plus program in February 2025 at the Chad Brown and Admiral Terrace Apartments. To date, the Jobs Plus team has successfully assisted a total of 83 residents in our community. Among these individuals, 37 residents, which represents 44.5%, have secured employment. In addition to job placement support, 78 residents have engaged in comprehensive post-assessment services designed to enhance their overall well-being and financial stability. These services include

personalized financial counseling sessions, access to mental and behavioral health resources, job readiness training to improve employability skills, and dedicated one-on-one case management to help navigate their unique challenges and goals. Furthermore, we have made significant strides in supporting our residents by disregarding a total of \$59,778 in rent, alleviating financial burdens and allowing them to focus on building a brighter future.

In addition to the Job Plus Program, PHA also continued to provide a range of workforce development programming at our other developments through our Jobs Hub program, funded in part from a two-year, \$150,000 grant from the U.S. Department of Labor. Similar to the Jobs Plus model, the Jobs Hub Program provides workforce readiness training, referral to adult basic education services, referral to job training, job placement via partnerships with over 30 employers, coaching, referral to a range of family support services, and upskilling counseling. The Jobs Hub program includes a workforce development component targeted to youth ages 16 to 24.

Also related to workforce development and economic opportunity, through a unique partnership between the PHA's Resident Services and Human Resources Department, PHA operated a paid apprenticeship program that prepares residents for careers in the affordable housing industry. The 12-month program, that can be extended up to 18 months, includes workforce readiness and soft skills training followed by placement in the PHA's Property Management or Leased Housing Departments to gain additional training, real world skills, and experience. Participants rotate through different assignments to provide exposure to the range of functions within the field and receive regular compensation increases throughout the apprenticeship. At the end of the program, participants typically are eligible to be hired for living wage positions at the PHA or at other affordable housing organizations. Currently three residents are participating in this program.

Family Self-Sufficiency: In early 2026, PHA was thrilled to receive notice that we have been awarded a \$219,000 FSS grant. FSS is a critically needed program that assists public housing residents and HCV participants to become economically self-sufficient. PHA currently has 162 participants actively enrolled in the program, with 28 having successfully graduated after accomplishing all of their goals; six having accomplished all of their goals and graduating early. Nineteen FSS graduates are on track to leave the PHA's public or assisted housing programs and become homeowners; one participant recently purchased her own home. The PHA disbursed \$551,682 in escrow funds to FSS participants in 2025.

ROSS, EDSC, and Service Coordination: In helping our residents and HCV program participants to build pathways to vibrant futures, PHA recognizes that many may need a range of supports. Our Resident Services Department provides a diverse menu of programming, alone and in partnership with other agencies, that meet the varied needs of residents. The PHA's ROSS and EDSC programs provided critical referrals to and coordination of services for residents in 2025. These two programs served 3,153 clients in the past year.

Fostering Wellness: PHA provides a number of crucial programs designed to address the wellness needs of elders, people with disabilities, and families. Food insecurity, according to a recent PHA survey, affects many elderly residents with over 30% reporting that they run short of food before the end of the month. The PHA's Senior Food Box Program, in collaboration with the RI Food Bank, resulted in Resident Service Coordinators distributing 2,638 food boxes in the past year. At Kilmartin Plaza, a development of 106 units, the PHA's Emergency Food Pantry program served 62 residents.

In late 2024, noting that a significant number of residents were presenting with unmet behavioral health needs that threatened residents' wellbeing and tenancies, PHA onboarded a mental health coordinator. This position is responsible for triaging residents in critical need of services and assisting them in accessing services at partner agencies. In the past year, the Mental Health Coordinator provided 346 in-person counseling sessions and 394 telephone counseling sessions. The PHA's Mental Health Coordinator and the Wellness Program Manager collaborated to bring behavioral health services onsite through partnerships with Tides Family Services and Codac Behavioral Healthcare. In addition to services provided to residents, the Mental Health Coordinator also provided in-service training for Property Management, Leased Housing, Resident Services, and Office of Security Services staff about recognizing and responding to residents experiencing a mental health crisis.

As a part of PHA's wellness programing, grant funds have supported a Community Health Worker (CHW) program where staff provide direct assistance to residents fostering their access to health care services and information. In 2025, the PHA's CHWs served 868 residents. In the past year, the CHWs and the Office of Strategy and Development staff collaborated to design the Artful Wellness Program that pairs formal art classes provided by professional artists with health education and art workshops provided by the CHWs. In this program, residents at all elderly and elderly/handicapped public housing developments are provided with art classes each month – an activity that many credit with building a new sense of community and connection in developments. To complement art classes, to date the CHWs have provided 48 health education and art workshops.

Exposure to violence and crime in the home or community, recently or in the past, impacts many residents and program participants. Funded in part by a grant from the Victims of Crime Act (VOCA) through the State of RI, the PHA's VOCA program provides support, safety planning assistance, and referral to services and counseling to victims of a range of crimes, most commonly crimes covered under the Violence Against Women Act. VOCA Program Coordinators play a pivotal role in supporting residents and program participants who invoke their VAWA rights, as well as provide training to PHA staff about VAWA. In the past year, VOCA Coordinators have served 455 clients. In the past year, PHA assisted 28 persons in the Public Housing and HCV program who invoked VAWA rights.

Increasing Physical Safety on PHA Properties: PHA has undertaken significant capital projects to increase the physical safety of PHA developments. In the past year PHA installed, utilizing CFP funding and CDBG grants, new building security entry doors at Manton Heights, Codding Court, and Roger Williams Apartments. In addition, PHA completed installation of an integrated fire alarm system at the Roger Williams Apartments. PHA is grateful to have received a slightly over \$2 million HUD Housing-Related Hazards and Lead-Based Paint Capital Fund Grant to assess and abate lead-based paint hazards at its Admiral Terrace development. PHA recently awarded a contract to the vendor and work will begin in several weeks.

Crime Prevention through Environmental Design: To support crime prevention, the PHA's Office of Security Operations and the Facilities Maintenance Department assessed tree and vegetation growth, lighting, and camera systems and instituted a trimming and landscaping program at all developments and installed new lighting and cameras in several developments. The Office of Security Operations maintains a database that tracks the location and installation date of all lighting and camera systems. In the past year, PHA completed installation and evaluation of a pilot program of hallway cameras at Kilmartin Plaza. The presence of this project, funded partially with a grant from the RI Office of Healthy Aging and CFP funds, has resulted in dramatically decreased negative behavior in and around the development and significantly and positively impacted the sense of safety and quality of life for residents of this development located in a distressed neighborhood. PHA is actively seeking funds to replicate this project in other PHA high-rise developments.

Goal 3: Cultivate, Enhance & Evaluate Strategic Partner

Since the submission of the last Annual Plan, PHA has engaged in a wide range of activities designed to strengthen existing and forge new partnerships that support the preservation of existing housing, expansion of affordable housing, and provision of high-quality services to the families served by the PHA.

Resident Advisory Board: The PHA continues to consider its partnership with the Resident Advisory Board (RAB) to be among its most important collaborations. Increased outreach to public housing residents and HCV participants in the nomination and election process resulted in the addition of five members to the RAB this year (a 33% increase in membership), with 20 total members. Two members of the RAB are HCV participants. This year, PHA designed and implemented a new orientation program to prepare new RAB members for service on the RAB and to emphasize the importance of resident participation. The RAB meets ten times each year. On January 14, the PHA conducted its first ever RAB retreat. The retreat included an interactive session focused on active listening and communication, a session about public housing repositioning and RAD, a presentation focused on resident services programming available to public housing and HCV participants, information about VAWA, and teambuilding exercises.

Advocating for Public and Assisted Housing Programs: On a state-wide level, PHA continued to play a leadership role in initiatives with the Public Housing Association of Rhode Island

(PHARI) to raise the awareness of elected officials and other leaders about the significant role public housing authorities play in providing quality housing programs and the role they could potentially play in helping to address the affordable housing crisis. The PHA's Executive Director, Melissa Sanzaro, served as PHARI Co-Vice President during the past year.

Partnering to Prevent Homelessness: The PHA's Deputy Executive Director continued to serve as a member of the Board of Directors for the RI Continuum of Care in the past year. The PHA's Admissions Department worked closely with personnel from the Veterans' Administration (VA) to identify and remove obstacles to utilizing VASH vouchers by conducting weekly meetings with VA staff. Admissions staff also worked closely with members of the RI Continuum of Care and the Coordinated Entry System in bi-weekly meetings to develop specialized protocols and procedures to engage homeless families and people with disabilities. Staff also meet bi-weekly with Crossroads RI to plan for full utilization of all PBV units awarded to this owner. Staff continue to meet monthly with the Women's Development Corporation to ensure that PBV Moderate Rehab units at the Dean Street Studios development are fully utilized. In addition, the PHA and RI Housing forged a partnership this year to develop strategies to assist families who will be impacted by the sunsetting of the Emergency Housing Voucher (EHV) program in 2026. PHA has adopted admission preferences in its HCV program, Mainstream Program, Project-Based Voucher Program, and its Public Housing Program for families currently participating in the EHV program as a means to assist them in maintaining access to affordable housing after the EHV program ends.

Supporting Economic Opportunity and Mobility Through Access to High-Quality Early Childhood Education: During the past year, the PHA, the Boston Celtics Shamrock Foundation, and Amica Insurance Charitable Foundation cemented their partnership with the execution of a Memorandum of Understanding (MOU). This four-year MOU defines the roles and responsibilities of the PHA and its partners as they work together to support parents in ensuring that their children are ready for success in school and life. This strategic partnership has as its foundation a shared belief that access to high quality early education is a key contributing factor to breaking the cycle of poverty experienced by many public housing residents.

Program Coordinating Committee: In the past year, the PHA continued to engage an active Program Coordinating Committee (PCC). This nearly 40-member partnership meets quarterly to provide PHA with guidance concerning the PHA's FSS and other resident services programming. This group also discusses trend information that impacts PHA resident services and develops collaborative strategies for addressing obstacles to success for resident services programming. In addition to the PCC, PHA also engages a group of over 30 employer partners who provide internships and employment opportunities to FSS, Jobs Plus, and Jobs Hub participants.

Partnering to Make Natural Resources Accessible to PHA Residents: In the past year, the PHA continued to collaborate with the Woonasquatucket River Watershed Council (WRWC) to plan for the construction of an additional pathway linking the Hartford Park community to the natural

resources of Woonasquatucket River Greenway. The PHA and the WRWC conducted a community meeting in June 2025 to gather Hartford Park resident input on the project plan. The PHA previously partnered with the WRWC to create the Manton Pathway that connected PHA residents at Manton Heights and the Olneyville neighborhood with the resources of the Greenway; residents there continued to actively utilize the Manton Pathway and participate in community activities tied to the Pathway in the past year.

Promoting Community Safety: PHA continued its close and productive relationship with the Providence Police Department and other law enforcement agencies to prevent and respond to crime in the community and promote security and safety. The PPD is a member of the PHA's Community Safety Task Force and participates in multi-agency interventions with families who have been involved in negative activity to help introduce them to resources they can access to address negative behaviors and preserve tenancies and community safety. In December 2025, the PPD invited the PHA to become a partner in the Department's Real Time Crime Center program that links privately owned cameras in public areas to a PPD center, manned by specially trained officers, that is activated when a crime occurs. PHA anticipates entering into a MOU with the PPD in early 2026 to become a partner in this initiative.

PHA as a Partner in the Community: Since the last Annual Plan submission, PHA staff have continued to serve on a wide range of boards, committees and task forces, including but not limited to: Workforce Solutions of Providence/Cranston Board; Habitat for Humanity Board; City of Providence Mayor's Coalition on Behavioral Health Board; WIOA Youth Employment Committee; South Providence HEZ Steering Committee and its Chronic Health Conditions sub-committee, Central Provide HEZ Employment Working Group, and the RI Alternatives to Violence Project Steering Committee. Executive Director Melissa Sanzaro serves as a member of the RI Housing Resource Commission representing the housing authorities of RI, as a member of the Board of the RI Public Health Institute, as co-Vice President of the Public Housing Authorities Association of RI, and as a member of the Community Advisory Boards of the United Way of RI and Washington Trust. Deputy Director Jacqueline Martinez serves as a member of the RI Continuum of Care and the Providence Community Health Centers' Community Advisory Council.

Goal 4:

Saving Taxpayer Dollars Through Energy Efficiency: In the past year, PHA also partnered with RISE engineering to complete replacement of 25 boilers and circulating pumps at Chad Brown and Admiral Terrace developments, a project that came at no cost to PHA and is valued at \$1,766,000. In addition, PHA collaborated with Gradient and local and state partners to plan for and install a new, energy efficient heat pump heating system at the 194- unit Carroll Tower development. The installation of the new system will be completed in the early winter of 2026. The PHA will retain the existing gas fired heating system as a backup system.

Maximizing Performance in Finance and Contracting: In 2025, PHA completed the replacement of PHA Finance policies with HUD best practice policies. During 2025, the PHA's Finance and IT Departments led the agency's procurement of and conversion to a new financial and operating software package that will meet the needs of the PHA's existing public housing and housing choice vouchers programs, as well as financial reporting requirements of other affordable housing financing platforms, such as tax credits. This web-based software platform allows for greater efficiency, increased safety of files, and improved workflows. In the past year, PHA also adopted a new software platform for procurement known as Beacon. This platform allows for posting solicitations for broader exposure to vendors which fosters increased competition. Also related to procurement, the Finance Department increased interdepartmental training in procurement policies and procedures and reviewed and revised standard operating procedures for all aspects of procurement. The PHA's Facilities Maintenance, Finance, and Legal Departments continued to work closely as members of the Vendor Task Force ensuring vigilance in tracking contracts and expenditures resulting in reduced change orders and cost overruns. Key in preventing change orders and cost overruns was an increased review of bids to ensure all bids meet bid specifications and resolution of any vendor or PHA questions prior to the start of an engagement with the PHA.

Improving Unit Turnaround Time and Work Order Completion: In the past year, the PHA's Facilities Maintenance Department has examined contributing factors to longer than optimal unit turnaround time and work order completion. The Department has developed new standard operation procedures for unit turnaround, building and property inspection, and work order completion. The Department will utilize technology and the PHA's new PHAWeb software system to better track assignments and work order completion to identify obstacles to meeting metrics and inform the creation of effective solutions.

Navigating HCV Shortfall: The high cost of housing in Providence continue to challenge the PHA as it administered the Housing Choice Voucher Program and navigated aspects of shortfall. The Finance and Leased Housing Department carefully monitored funding and utilization levels using HUD's Two-Year Tool. The PHA's Leased Housing, Finance, and Executive Departments worked closely with HUD's Shortfall Prevention Team and are appreciative of their guidance and support as we successfully developed and implemented strategies that have served to preserve access to housing assistance for the over 2,600 families who participate in our housing assistance programs. We thank HUD for the provision of shortfall funding awards that have been instrumental in preserving housing for low-income families in Providence.

Strategies for Sunsetting the EHV Program: During this year, PHA worked closely with RI Housing and other partners to develop strategies to assist families participating in the soon to be discontinued Emergency Housing Voucher (EHV) Program. PHA has created admissions preferences in the Housing Choice Voucher Program, Mainstream Voucher Program, Project-Based Voucher Program and the Public Housing Program (for the period of 1/1/26 -6/30/26 only for public housing) for families who will be impacted by the end of this program. PHA staff has

outreached to all of our EHV participants to make them aware of the admissions applications process for programs in which we have established a preference and to offer referrals to other sources of support. In addition, PHA staff have outreached to landlords impacted by the end of this program.

Improving Customer Service: The installation of PHA's new software system, PHAWeb, was completed this past year and offers new tools for serving and communicating with the public, including portals for public housing residents and HCV program participants, as well as landlords. The PHA utilized a template within the software and created a new PHA website that features improved navigability. PHA also implemented customer service training, provided by Nan McKay, in its Leased Housing, Property Management, and Admissions Department. In addition, staff in the Resident Services and Property Management Departments participated in mediation training. The PHA's Resident Service Department, through its Mental Health Coordinator provided in-service training for staff in Admissions, Leased Housing, Property Management, Resident Services and Security Operations about recognizing and responding to persons in crisis and de-escalation techniques.

Promoting Cybersecurity: PHA continues its efforts to increase cybersecurity and protect sensitive data through a contract with Artic Wolf providing staff bi-weekly cybersecurity video trainings, conducting phishing tests, implementing best practices, and including monitoring all computers and network hardware to maximize security. Through a contract with Focus Technology, Focus monitors and manages our virtual environments, annually performs a Vulnerability Scan and Penetration Test. As a security measure, PHA has installed software on all PHA phones, tablets and desktops to ensure limited access and restrict access for business use only. These actions not only protect the security of data, but also serve to lower cybersecurity insurance costs. The PHA's IT Department, in January 2026, conducted an interdepartmental cybersecurity tabletop exercise designed to raise awareness and identify area cybersecurity preparedness and response procedures needing improvement.

Mitigating Risk: During the past year, the Human Resources Department has reviewed and revised PHA's policies and procedures for risk mitigation and continued regularly scheduled meetings with the Executive and Legal Departments to track metrics. The Department has designed a new reporting protocol for responding to incidents and accidents, with accompanying training and forms, that it plans to bring to staff in all departments in early 2026. The Legal Department convene regularly scheduled, interdepartmental Safety Committee meetings throughout the year to identify safety concerns and recommendations.

Recruiting and Retaining the Workforce: The PHA, like many public facing organizations in the post-pandemic period, has experienced turnover in its staffing. In response, PHA's Human Resources Department developed policies and procedures designed to attract and retain staff. As an example, PHA revised employee benefits to include flexible schedules where possible, increased access to employee assistance programming, enhanced our benefit package to attract

and retain qualified individuals, and provided additional opportunities for training needed for advancement, as well as introducing activities that foster teambuilding. The Department also instituted training for all supervisors centered on recognizing and addressing the needs of troubled employees.

Funding Diversification:

Since the last Annual Plan submission, the PHA engaged in interdepartmental grant writing that yielded notable new grant awards that will support PHA operations and resident services, including, but not limited to:

- \$4 million grant from the Boston Celtics Shamrock Foundation, to be disbursed over a four-year period, to fund renovation of the Manton Heights Community Center for use as an early childhood education center for and to fund operation of an early childhood education center by a vendor;
- \$150,000 U.S. Department of Labor Grant to support workforce development and the Jobs Hub Program;
- \$219,159, HUD Family Self-Sufficiency grant;
- \$101,616, CDBG grant to replace an emergency generator at Dexter Manor
- \$101,616, CDBG grant to replace an emergency generator at Dominica Manor
- \$109,434 CDBG grant to replace unit security entry doors at Sunset Village
- \$ 45,000 CDBG grant to support the Anton Community Center