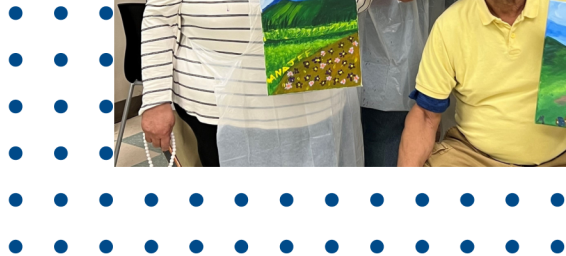


# REIMAGINING HOUSING



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## 2023

### COMMUNITY UPDATE

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July 1, 2022 - June 30, 2023

# PHA LEADERSHIP

## Board of Commissioners

The Providence Housing Authority (PHA) is governed by an eleven-member Board of Commissioners. Eight members are appointed by the Mayor of the City of Providence and three are City Councilors elected by their peers to serve on the PHA Board of Commissioners. Three of the members appointed by the Mayor are residents of the PHA. The PHA values the lived experience of our residents and the unique impact that resident Commissioners bring to PHA's decision-making process. The PHA's Board of Commissioners is as follows:

- Nicolas Retsinas (Chair)
- Thomas Ryan (Vice Chair)
- Jessica Cigna (Treasurer)
- Siri Colom
- Lawrence D'Alfonso (Resident)
- Lonzie Doggett (Resident)
- Honorable May Kay Harris (City Councilor)
- Rochelle Lee
- Vivian Medina (Resident)
- Honorable Justin Roias (City Councilor)

**We extend our thanks and best wishes to Commissioner Rochelle Lee whose term ended with Fiscal Year 2023.**

## Executive Leadership

Melissa Sanzaro, Executive Director

Peter Asen, Deputy Director

Jacqueline Martinez, Deputy Director

# Message from the Chair and Executive Director

We are in a time filled with challenges and opportunities. For the PHA, as an agency where 90% of our public housing developments are over 50 years-old, and we continue to receive fluctuating levels of annual funding from HUD, identifying new funding streams that will preserve and modernize these valuable community assets is a key priority. All around us we see that the high cost of housing is having a devastating impact on families; according to the 2023 Housing Fact Book, one in three renters in Rhode Island pay more than 30% of their income to housing costs. In a time of steadily increasing rental costs, the 2023 Homeless Point in Time Count Survey found a 15% increase in overall homelessness from 2022 to 2023 in Rhode Island. Given these challenges, we must be bold in developing and implementing strategies to preserve existing public housing units, match rental assistance subsidies to existing units in the private market, create new units of affordable housing, and provide families with services to promote housing stability and economic empowerment – in short, we must work to reimagine housing for our residents.

The challenges are great, but opportunities and accomplishments abound. In Fiscal Year (FY) 2023, PHA embarked on a process of reimagining public housing with a comprehensive assessment of the physical condition of most of its 2,606-unit portfolio. This assessment, when completed in early 2024, will inform further exploration of feasibility, funding opportunities and collaborations to begin our work to preserve and expand truly affordable housing.

Working with partners, we increased access to existing units in the private market for families, persons with disabilities, and veterans with our Housing Choice Voucher Program (Section 8). We are leveraging the creation of new units of affordable housing in our community with a growing portfolio of project-based vouchers. In addition to preserving and expanding affordable housing, we know that our collaboration with a wide range of partners has provided the low-income families we serve with more equitable access to programs and services that foster a brighter future. This report highlights some of our FY 2023 accomplishments.

In the coming years, we look forward to working with community, city, state, and federal partners to apply our core value of innovation to the collective challenges we face – to view obstacles to success as invitations to create new and lasting solutions to the affordable housing crisis. Working together, we can and will reimagine housing.

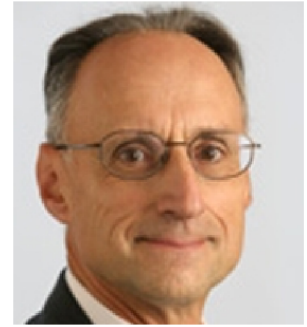
Respectfully,



Nicolas Retsinas  
Chair



Melissa Sanzaro  
Executive Director



Nicolas Retsinas  
Chair



Melissa Sanzaro,  
Executive Director

*"We look forward to working with community, city, state, and federal partners to apply our core value of innovation to the collective challenges we face – to view obstacles to success as invitations to create new and lasting solutions to the affordable housing crisis."*

# MISSION

“

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

”

# VISION

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



# OUR CORE VALUES

## EXCELLENCE

WE APPROACH OUR WORK AT EVERY LEVEL WITH THE AIM OF BEING THE BEST AT WHAT WE DO AND DELIVERING THE HIGHEST QUALITY PROGRAMS AND SERVICES FOR THE COMMUNITY WE SERVE.

## ACCOUNTABILITY

WE HOLD OUR ORGANIZATION AND OURSELVES AS INDIVIDUALS TO A HIGH LEVEL OF RESPONSIBILITY THAT ENGENDERS A HIGH LEVEL OF PUBLIC CONFIDENCE.

## INNOVATION

WE VIEW OBSTACLES TO SUCCESS AS INVITATIONS TO CREATE NEW AND LASTING SOLUTIONS.

## RESPECT

WE COMMUNICATE BY OUR WORDS AND ACTIONS A HIGH REGARD FOR THE FEELINGS, WISHES, RIGHTS, TRADITIONS, AND INHERENT VALUE OF OTHERS.

## EQUITY

WE STRIVE TO IDENTIFY AND REMOVE BIAS AND SYSTEMIC STRUCTURES THAT CREATE BARRIERS TO FAIR AND JUST OPPORTUNITIES FOR OUR EMPLOYEES, RESIDENTS, PROGRAM PARTICIPANTS, VENDORS, AND THE COMMUNITY.

# GOAL 1: IDENTIFY AND PURSUE OPPORTUNITIES TO EXPAND & PRESERVE AFFORDABLE HOUSING

## Planning for the Future

At a time when the affordable housing stock in Rhode Island does not meet current demand, all public housing proves most crucial, yet over 65% of PHA units were built before 1959. HUD's public housing program provides subsidy for day-to-day operation for all properties but very limited capital funding for major repairs or upgrades. The backlog of capital needs leads to high maintenance costs and long-term risk to the preservation of existing housing units for vulnerable populations in Providence.

In May 2022, PHA engaged the EJP Consulting Group to assist us in identifying new and innovative approaches to preserve and expand the agency's housing stock. One potential tool in preserving and creating new units is repositioning current assets. Repositioning funding streams allows an agency to preserve public housing and add affordable units through new construction or redesign. Through programs such as Rental Assistance Demonstration (RAD), HUD allows housing authorities to convert from a Public Housing funding platform to Section 8 Project-Based Assistance or Project-Based Rental Assistance, both potentially more stable forms of federal assistance. These forms of assistance can also be more readily combined with other sources such as low-income housing tax credits and private debt.

Completed in March 2023, EJP's preliminary PHA Portfolio Assessment outlines each PHA development through the most current property data, market conditions, and open financing opportunities for preservation of our units of affordable housing. After an outreach process that included over 60 interviews with staff, leadership, residents and public stakeholders, EJP's findings reveal that PHA is well positioned to plan for the preservation, redevelopment, and expansion of PHA assets through a variety of HUD programs.

The EJP assessment recommended a capital needs assessment and site feasibility study to be completed as prerequisites for further consideration of repositioning tools which will help the agency prioritize strategies for each housing development. PHA anticipates completion of a comprehensive capital needs assessment, being conducted by Dominion Due Diligence Group, in early 2024. The core of any affordable housing preservation or expansion approach the PHA ultimately selects will build on and strengthen existing infrastructure and agency-led programming. PHA aims to honor existing commitments, including supporting services and security, by underwriting such costs in any future redevelopment projects. In planning for preservation, PHA will continue to prioritize a high level of resident communication and input, as well as the strongest tenant protections.



## GOAL 1 NOTABLE OUTCOMES

- Engaged Dominion Due Diligence Consulting to conduct a comprehensive capital needs assessment of the PHA's public housing developments
- Awarded 50 project-based vouchers to three developers for new construction projects: Copley Chambers II and III (Marathon Development); Parcel 9 Phase 2 (Pennrose); Summer Street Housing (Crossroads RI)
- Conducted outreach education to local elected officials to raise awareness of the collective impact of housing authorities and the role they can play in addressing the affordable housing crisis in RI

# USING PROJECT-BASED VOUCHERS TO CREATE ACCESS TO AFFORDABLE HOUSING

The PHA's Project-Based Voucher program is an important tool for expanding access to affordable housing, particularly for under-served populations. In 2021, PHA awarded eight project-based vouchers to Marathon Development to support the construction of the Copley Chambers Apartments in Providence. A unique feature of the Marathon Development project was an admission preference for former foster youth, coupled with a partnership approach to providing robust wrap around services to support the transition of these at-risk youth to successful adulthood. The subsidy provided by the PHA's Project-Based Voucher Program ensures that participating youth will pay no more than 30% of their incomes for rent and utilities.

According to the Annie E. Casey Foundation, over 20,000 youth exit the U.S. foster care system each year without having reached permanency, and 40%-50% of these youth will experience homelessness within 18 months of their exit from the system. These youth face a heightened risk for other negative outcomes, including joblessness, low educational attainment, substance use, and early parenthood.

Youth at Copley Chambers are provided with on-site case management services, access to healthcare, program referrals, mentoring, counseling, job training, and a range of other supports that help prepare them for a bright future through a partnership that includes House of Hope, Adoption RI, and Providence Community Health Centers.

## Fostering Resilience: Lee's Story

Lee, formerly connected with the foster care system, was 19 when she became homeless at the onset of winter. She remained homeless, at times living outdoors, for nearly seven months until she was housed at the Copley Chambers Apartments. Moving into her first permanent home, furnished and equipped with all the necessities needed for independent living, came days before her birthday in February 2023. Lee relates that living at Copley Chambers has allowed her to move from being in constant survival mode to a state where she can focus on herself and her future.

Lee has engaged with a wide range of programming available from partner agencies - access to healthcare for the first time in many years, coaching, workforce readiness training, case management, guidance, and support. Lee is currently enrolled in House of Hope's Peer Mentoring Program where she is nearing certification as a Peer Resource Specialist and will enter into an internship next later this year.

As she plans for her future, Lee looks forward to continuing her education and becoming a social worker so that she can extend the same type of support and assistance she is receiving at Copley Chambers to others.

## GOAL 1 NOTABLE OUTCOMES

- PHA's award of project-based vouchers in FY 2023 leveraged developer investment in 361 new housing units
- Partnership with the VA resulted in 10 VASH vouchers included in the project-based voucher award to Crossroads RI for the Summer Street Housing project
- Released a new RFP in June 2023 to project-base an additional up to 50 units that will be awarded in FY 2024

*"My message to other homeless young people is this: There is hope, you can get better. Things will get better because there are people out there who care."*

*Lee, Copley Chambers Resident*



*Lee (sitting), a Copley Chambers resident, with Yolanda Enos, Team Lead-Housing Stabilization, House of Hope*



## GOAL 2: PROVIDE SAFE & HEALTHY COMMUNITIES WITH PATHWAYS TO VIBRANT FUTURES

### Promoting Wellness through the Health Equity Outreach Program

The communities served by the PHA have traditionally been under-invested in by the healthcare system and disproportionately impacted by negative health outcomes. The Covid-19 pandemic exposed to a greater extent the health disparities experienced by our communities, as well as the disparate impact that preventable or manageable conditions like high blood pressure, diabetes, respiratory diseases and undiagnosed and untreated behavioral health issues such as anxiety, depression and substance use disorders have on life expectancy and quality of life. The PHA's Health Equity Outreach Program, was piloted in 2021 with funding from One Neighborhood Builders and implemented in 2022 with a grant from the Rhode Island Department of Health that funded two community health outreach workers. The program expanded significantly in 2023 with a three-year, \$464,000 grant from the City of Providence. This grant is a component of the City's engagement in the National League of Cities' One Nation One Project National Arts & Wellness Initiative that seeks to apply the power of the arts to rebuild a sense of community and promote wellness. The goal of the initiative in Providence is to foster an equitable recovery from the Covid-19 pandemic and improve well-being by linking artists, community health workers, and public housing residents.

The PHA's experience in the Community Health Equity Outreach Program finds that many persons the program serves are unconnected to the healthcare system due to a lack of knowledge of how to access it, past negative experiences, and/or cultural stigmas associated with receiving care, especially behavioral healthcare. Culturally competent Community Outreach Workers are a critical component of the program, and they work to bring health education, raise awareness of common health challenges, expose residents to providers through on-site health fairs and health screening clinics, and link residents to PHA and community programs.



Community Health Worker Taylor Hall, seated center, with Chad Brown residents

*"The PHA's Health Equity Outreach program focuses on overcoming lingering stigmas concerning behavioral health issues and treatment that, combined with a lack of ready access to care and treatment, results in far too many residents suffering in silence."*

*Nicole Morillo, Director  
Resident Services Department*

Community Health Outreach Worker Taylor Hall, hired in 2022, provides services to the residents of the PHA's housing developments for families. Recognizing that that engaging residents means starting where people are – in their own community – Taylor brings health outreach clinics on site to our family developments and holds regularly scheduled Coffee and Conversation events as a means to get to know residents, build trust, and share information.

### Goal 2 NOTABLE OUTCOMES

- Redesigned high-rise security model to provide 24/7 security services
- Completed installation of new exterior doors at Dexter Manor, Kilmartin Plaza, and Parenti Villa to enhance security
- Collaborated with the Providence Police Department to design and implement violence prevention and community safety strategies
- Installed wi-fi access in high-rise community rooms and brought digital literacy classes and provision of internet connected devices to 167 residents through partnership with Providence Public Library and funding from RI Housing
- Assisted families in securing over \$2.7 million in RentReliefRI funds for rental and utility assistance necessary to preserve housing



## PROVIDING OPPORTUNITIES FOR EMPLOYMENT TRAINING THROUGH THE PHA'S SECTION 3 PROGRAM

As a recipient of HUD financial assistance and in accordance with the federal Section 3 program, the PHA embraces a responsibility to provide training, employment, and contracting opportunities to low-income persons, especially public housing residents and Section 8 participants. Each year PHA commits to a goal of 30% of new hires being Section 3 residents and engages in significant outreach to the communities we serve to reach this goal.

For many years, PHA has operated a successful training program for residents interested in working in facilities maintenance. In 2021, Human Resources Director Kim Dawley engaged the Property Management and Resident Services Departments in creating an administrative training opportunity and a pathway to potential living wage employment. Enrolled residents spend up to eighteen months learning soft skills needed for employment and are engaged in hands-on learning in PHA property management offices. The program helps residents develop the technical skills needed for success in busy office environments in the housing industry. Participants enter the program at minimum wage and, upon passing quarterly reviews and meeting performance goals, receive wage increases during participation in the program. Throughout their time in the program, participants receive coaching and support from employment case managers from the Resident Services Department. Graduates of the program have the potential to be hired for full-time positions as they become vacant or are hired by other employers. In FY 2023, 39% of new PHA hires were Section 3 residents.

PHA resident Berkis Perez Padilla learned about the PHA's Resident Training Program through an outreach call from the Resident Services Department. She enrolled in the program in 2021 and started her PHA employment journey as a temporary clerk. She was subsequently hired in the entry level position of clerk-typist. By applying her skills and training, as well as her desire to succeed, Berkis transferred to another position in the Admissions Department where she quickly mastered new skills. In 2023, Berkis was promoted to the position of Management Aide. In addition to being employed, she is also now enrolled in college studying business management. Congratulations, Berkis!

*"This program provided me with the skills and confidence that I needed to not only find a job, but to succeed and advance in a career. I love the challenge of my job at PHA and helping other people."*

*Berkis Perez Padilla*

### GOAL 2 NOTABLE OUTCOMES

- Expanded the Community Safety Program to include serving Section 8 participants and added a peer recovery counselor and two community health workers within the Wellness Resource Center
- Engaged 300 residents in work enabling services and enabled 130 residents to become employed or obtain an employment-related credential through the PHA Jobs Hub
- Secured \$186,000 in City of Providence Economic Opportunity grant funding to provide year-round workforce development opportunities for youth 16 –25 that produced an 85% completion rate
- Engaged over 20 community agencies as partners in *Get Connected* events in every public housing community to bring resources to public housing residents
- In collaboration with the Providence Police Department, established the *Open Gym* program at Manton Heights and Chad Brown Apartments



*Berkis Perez Padilla, PHA resident and staff member*

## GOAL 3: CULTIVATE, ENHANCE, AND EVALUATE STRATEGIC PARTNERSHIPS

### Fostering Connection: The Manton Pathway

The Manton Heights Pathway Project was a collaboration among the Providence Housing Authority, (PHA), Rhode Island Housing, and the Woonasquatucket River Watershed Council (WRWC). The team transformed an overgrown, unsafe parcel of land into a vibrant, accessible connection for residents of the Manton Heights public housing development and other residents of Providence's Olneyville neighborhood to the nearby Fred Lippitt Woonasquatucket River Greenway ("the Greenway") Bike Path for travel, exercise, and recreation.

The Greenway Bike Path is a seven-mile long natural resource adjacent to the residents of Manton Heights. Despite its close proximity, the Greenway was inaccessible to residents due the lack of a safe place to enter the Path. The property between the development and the Greenway was overgrown with invasive plant species and had attracted trash and illegal dumping. Recognizing the value of the Greenway and the need for residents to have equitable access to this resource, the PHA, the WRWC, and Rhode Island Housing forged a partnership to transform the blighted, overgrown area into a beautifully landscaped and fully accessible and safe passageway to the Greenway and its bike path.

On October 19, 2022, residents of Manton Heights, project partners, community agencies, and Olneyville neighbors marked the opening of the Pathway with a community celebration and ribbon cutting. The PHA has been named a 2023 National Award of Merit winner for excellence in design for the Manton Pathway Project by the National Association of Housing and Redevelopment Officials (NAHRO). This project could not have been possible without a forgivable loan from the Property Acquisition and Revitalization Program, in the amount of \$132,370, from Rhode Island Housing and the investment of \$20,000 in signage and assistance clearing the path site from WRWC. We thank both Rhode Island Housing and the WRWC for their partnership and generous support.



***"Our community is making use of the Pathway and it's wonderful to see people out and about after such a long period of isolation during the pandemic. The Pathway provides us with opportunities for appreciating nature and exercise and it also provides us with a much-needed connection to our neighbors and resources that surround us in the larger community."***

***Lonzie Doggett, Manton Heights Resident and Member of the PHA Board of Commissioners***

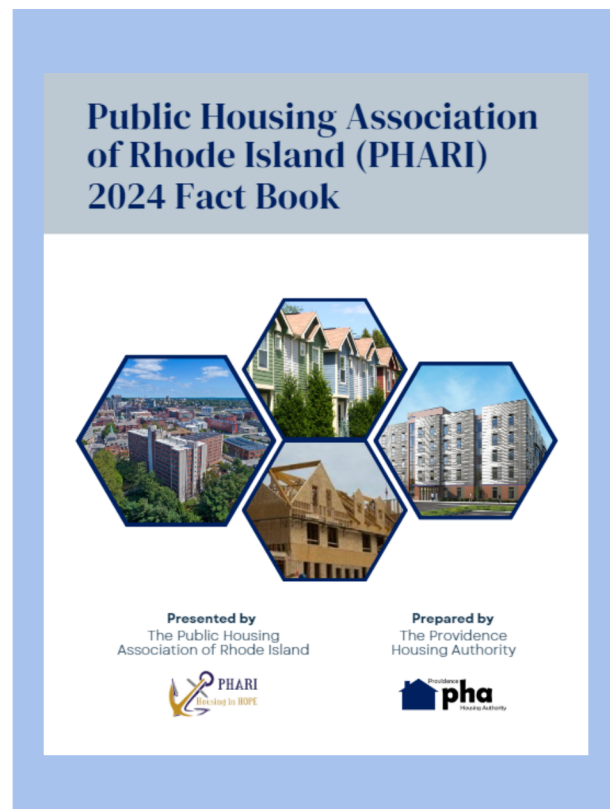


# PARTNERING TO RAISE AWARENESS OF THE POSITIVE IMPACT OF PUBLIC HOUSING AUTHORITIES IN RI

As a member of the Public Housing Association of Rhode Island (PHARI), PHA is playing an active role in collaborative efforts to raise the awareness of elected officials and other leaders of the important role housing authorities play in serving some of the most vulnerable members of the community and addressing the affordable housing crisis in Rhode Island. PHARI represents twenty-four unique municipal housing authorities as well as three voucher-only administrative agencies who collectively manage over 9,000 public housing units, administer nearly 11,000 Section 8 vouchers, and serve 34,400 low-income residents.

After PHARI presented to the Rhode Island House of Representatives Special Legislative Commission to Study Housing Affordability in the spring of 2023, member agencies identified the need to illustrate the diversity, strengths and challenges faced by local housing authorities and to highlight the positive impact that these agencies have on local economies and the affordable housing landscape across Rhode Island. PHA played a leadership role in developing data for presentation to the Commission and in the development of the 2023 Public Housing Fact Book, a collective summary of public housing authorities within the state.

The Fact Book will provide readers with a general understanding of resident demographics and the significant positive economic impact housing authorities have on their communities through the purchase of goods and services, provision of employment opportunities, and investment in quality housing through subsidies paid to private landlords through the Section 8 program. This publication will also highlight innovative ways local housing authorities are meeting current challenges and how these accomplishments could be applied to supporting the preservation and development of affordable housing in Rhode Island. PHARI looks forward to releasing the Fact Book in 2024.



## GOAL 3 NOTABLE OUTCOMES

- In partnership with the City's Department of Arts, Culture and Tourism, launched the National League of City's One Nation/One Project community art initiative at Carroll Tower and Chad Brown Apartments
- Partnership among PHA and RI Continuum of Care agencies fueled Emergency Housing Voucher lease-up rates that are substantially above national average
- Provided free air conditioners and excess utility payments for 50 PHA residents through a partnership with the RI Department of Health
- Increased engagement of Jobs Hub program employers to over 20 partners
- Partnered with HUD to pilot the new NSPIRE unit inspection system in Providence
- Engaged in a high level communication and collaboration with the new Mayor, newly elected City Council members, the City's Housing Task Force Commission, and the newly appointed Chief of Police

# GOAL 4: CONTINUOUSLY IMPROVE PHA INTERNAL MANAGEMENT & OPERATIONS

## A Collaboration Between Management and Organized Labor Results in Upskilled Workforce

As a landlord with nearly 90% of its properties being 50 years-old, the PHA has a great need for skilled carpenters who can perform a wide variety of tasks necessary for preserving and refurbishing aging housing units. In 2023, the Carpenter's Union and PHA Management worked together to assess the training needs of the workforce and develop innovative training programs to enhance staff resources for addressing the challenging needs of PHA properties.

Recognizing that staff have levels of experience and expertise in all of the types of carpentry challenges most often present at our developments, the PHA engaged the New England Carpenter's Training Center to develop a continuing education training curriculum to update carpentry practices where needed in five key areas focused on: flooring; installing doors and hardware; countertops and cabinetry; millwork; and drywall. In this twelve week-program, staff receive hands-on training and exposure to new tools, methods and products at either the state-of-the art New England Carpenter's Training Center located in Millbury, MA or on-site at PHA. The training began in June of 2023 and will be completed by the end of this calendar year. The PHA supported this innovative program by contributing \$2 weekly per employee to the Carpenter's Union Training Fund. Human Resources Director Kim Dawley, Facilities Management Director Allan Pacific, and Union Business Agent Michael Holmes were instrumental in designing and implementing this program.



*Jason Glancy, PHA Carpenter*

***"This new training program was designed to meet today's demands and tomorrow's workforce needs."***

*Allan Pacific, Director of Facilities Management*

## GOAL 4 NOTABLE OUTCOMES

- Updated the PHA's Section 3 Plan to increase hiring of low-income residents for employment with the PHA
- Completed a comprehensive review of the PHA's digital network, researched and implemented cybersecurity monitoring, and instituted cybersecurity training for all staff
- Completed 33,176 facilities management work orders 7/1/22 – 6/30/23
- Assessed potential for savings and developed an energy efficient boiler replacement plan with RISE Engineering
- Increased resident usage of on-line rent payment system
- Developed and pursued a grant writing strategy, including outreach and education efforts, that secured over \$1.8 million during FY 2023
- Succession planning in the Finance & Accounting Department yielded a smooth transition in leadership and a FYE 6/30/22 annual audit that had no findings



# A COMPREHENSIVE APPROACH TO REIMAGINING RENTAL ASSISTANCE PROGRAMS

The Covid-19 pandemic challenged organizations, including the PHA, to examine new ways to effectively provide services and interact with partners. The pandemic experience taught us that modernizing procedures and workflow could yield greater levels of efficiency, customer service and customer satisfaction. An interdepartmental PHA Strategy Committee undertook a stem to stern examination of the Leased Housing Department that administers over 2,800 federally funded housing vouchers and \$24.3 million in annual rental subsidies paid to over 1,000 landlords.

Working with frontline Department staff, the Committee assessed policies and procedures, mapped the interface of the department's operations with other PHA departments and outside agencies, researched best practices, established a roadmap for reimagining the Department, and produced an updated, comprehensive and user-friendly Administrative Plan to guide the Housing Choice Voucher Program (Section 8). Included in the revised Administrative Plan is the expanded use of technology to interact with program participants and landlords, including virtual annual re-certification appointments and the use of electronic signatures for critical documents. The Administrative Plan also includes updated policies and procedures for specialized voucher programs such as the Veterans Affairs Supportive Housing (VASH) Program, Mainstream Housing Voucher Program, and the Homeownership Program. In implementing the new Administrative Plan, PHA delivered staff training and adopted new workflows that have contributed to increased efficiency, productivity, and enhanced customer satisfaction. We are proud of the results of the teamwork between Strategy Committee members and Department staff and thank them for their dedication to reimagining rental assistance programs here at the PHA.

## GOAL 4 NOTABLE OUTCOMES

- Successfully engaged 70 new landlords in the Section 8 program through increased payment standards, landlord incentives, and community outreach
- Piloted and evaluated SOPs for pest control, work order quality control, and inspections
- The Property Management and Leased Housing, and Admissions Departments collaborated to revise the Public Housing Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan to better align policies and procedures in both programs
- Refreshed the PHA website
- Streamlined the public housing admissions process to eliminate the pre-application process
- Expanded the risk management scope of the PHA's Safety Committee
- Upgraded PHA's contract documents, internal controls, and contract tracking to ensure high performance by vendors and cost containment

*"The work of a dedicated, interdepartmental team produced a blueprint for most effectively administering our rental assistance programs and providing a high level of customer service to landlords and participants."*

*Justin Barros, Director of the Leased Housing Department*



Right to left: Justin Barros (Leased Housing Department Director), Lee Lamothe (Finance and Accounting Department Director), Marina Rollins (Leased Housing Department Associate Director)



# COMMUNITY IMPACT 2023



- PHA programs provided housing to 11,772 Providence residents
- 2,679 people with disabilities, 4,218 children, and 1,854 elders served by PHA



- \$24.3 million in rent paid to 1,000+ landlords
- \$7 million in construction contracts
- \$7.7 million in tenant utilities paid
- \$5.1 million in goods and services purchased
- \$972,804 in facilities maintenance contracts



- 48 families in the Section 8 program used their vouchers to support home ownership
- PHA employed a diverse workforce of 226 people in FY 2023. 57% of the workforce was male and 43% female.
- The racial and ethnic composition of the PHA workforce was 2% Asian, 17% Black, 42% Hispanic, 1% Other, and 38% White

# FINANCIALS

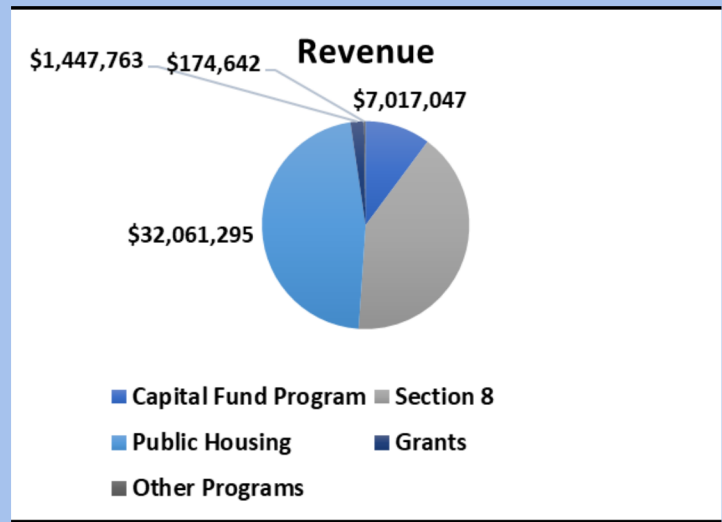
## FYE 6/30/22\*

July 1, 2021 – June 30, 2022

### REVENUE

Capital Fund Program.....	\$7,017,047
Section 8.....	\$28,160,139
Public Housing.....	\$32,061,295
Grants.....	\$1,447,763
Other Programs.....	\$174,642

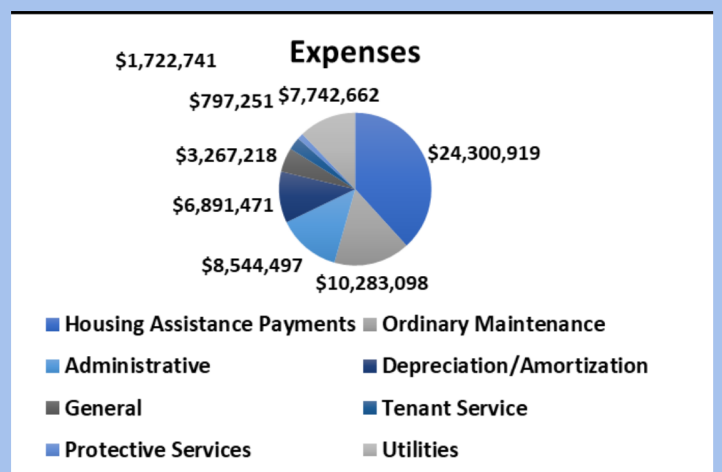
Total Revenue.....\$68,860,886



### EXPENSES

Housing Assistance Payments.....	\$24,300,919
Ordinary Maintenance.....	\$10,283,098
Administrative.....	\$8,544,497
Utilities.....	\$7,742,662
Depreciation/Amortization.....	\$6,891,471
General.....	\$3,267,218
Tenant Services.....	\$1,722,741
Protective Services.....	\$797,251

Total Expenses.....\$63,549,857



FYE 6/30/22 is the most recent year with audited financials



# PROVIDENCE HOUSING AUTHORITY

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📍 100 BROAD STREET, PROVIDENCE RI 02903

☎ (401) 751-6400

✉ @provhousing

🌐 [www.provhousing.org](http://www.provhousing.org)