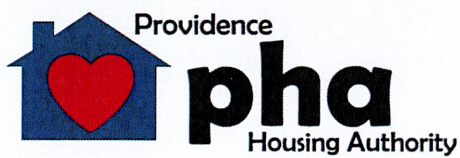




**PROVIDENCE
HOUSING
AUTHORITY**
ANNUAL PLAN

WWW.PROVHOUSING.ORG



100 Broad Street
Providence, RI 02903

2026

<p>Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i></p>	<p>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</p>	<p>OMB No. 2577-0226 Expires: 9/30/2027</p>
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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.			
A.1	PHA Name: <u>Housing Authority Providence</u>		PHA Code: <u>RI001</u>	
	PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA			
	PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2026</u>			
	PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)			
	Number of Public Housing (PH) Units <u>2606</u>		Number of Housing Choice Vouchers (HCVs) <u>2674</u>	
	Total Combined Units/Vouchers <u>5280</u>			
	PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission			
	<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>How the public can access this PHA Plan: The PHA's Plan, Plan Elements, and all information relevant to the public hearing are available for inspection on the PHA's website at www.provhousing.org. Signage announcing the comment period and public hearing notified the public that copies of documents can be obtained by calling a designated PHA contact. Notice about the availability of viewing the plan and related documents is posted at the PHA's Administrative Office located at 100 Broad Street, 2nd Floor and at Management Offices located at: 285-F Chad Brown Street; 144 Dodge Street; 31 Salmon Street; 100 Atwells Avenue; 243 Smith Street; 160 Benedict Street; 25 Tobey Street, 300 Hartford Avenue, and 100 Broad Street. PHA posts approved PHA Plans on its website and provides each resident council with a copy of its Plans. PHA will make paper copies of materials available upon request.</p>			
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)			
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia
				No. of Units in Each Program
				PH HCV

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> <p>Y N</p> <ul style="list-style-type: none"> <input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention. <input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy. <input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification. <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. Policies Governing Eligibility, Selection, and Admissions: After receiving HUD Secretary Turner’s SOHUD Letter to PHAs and Owners re. Public Safety, dated 11/25/25, concerning use of criminal history information in screening applicants for public and assisted housing programs, the PHA conducted a legal review of its eligibility, selection, and admissions policies for the Public Housing and Housing Choice Voucher Programs it administers relative to the use of criminal history information in applicant screening. This review indicated that the PHA should amend its eligibility, selection, and admissions policies concerning the use of criminal history records in applicant screening. The PHA has amended these policies to include consideration of criminal convictions for misdemeanor offenses committed within the five years preceding consideration for admission to the Public Housing or Housing Choice Voucher Program. PHA has also amended its policies for these programs to deny eligibility to an applicant who has been evicted from federally assisted housing due to violent crimes or drug-related criminal activity within the three years preceding consideration for admission to the Public Housing or Housing Choice Voucher Programs.</p> <p>Financial Resources. A Statement of Financial Resources is included in this submission as Attachment B.1(b).</p> <p>Operation and Management. Since the last annual submission, the PHA added the position of Director of Real Estate Planning and Development to oversee all aspects of the PHA’s consideration and execution of actions relative to repositioning public housing assets and engaging in new affordable housing development. The PHA also added an additional Associate Director of Facilities Maintenance position that is focused on modernization; this position is responsible for management all aspects of public housing capital fund projects. In addition, the PHA also added a Co-Director of the Office of Security Operations to increase the PHA’s capacity for engaging in safety and security planning, community outreach, crime prevention and crime response, investigation of lease violations, fraud detection, and increased coordination with the Providence Police Department and other law enforcement partners.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. The PHA's Deconcentration Policy is attached as Attachment b.1 (c)</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?</p>

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.

Choice Neighborhoods Grants.

PHA led, with the assistance of its EJP Consulting Group, an engagement with City and other state and local stakeholders to explore the possibility of pursuing a HUD Choice Neighborhood grant to transform its own properties and the neighborhood surrounding the Chad Brown, Admiral terrace, and Sunset Village public housing developments. If a NOFO issues, PHA and the City are poised to apply for a Choice Neighborhood grant.

Modernization or Development.

In 2024, the RI 195 Commission approached the PHA concerning the possible development of a parcel abutting the PHA's Dexter Manor public housing development. The parcel is known as Parcel 41. The Commission made available engineering services from its vendor, UTILE, that produced a series of affordable housing test fits that demonstrated that the property could accommodate 60 – 100 units of affordable housing development. In July of 2025, PHA and the Commission executed a termsheet outlining conditions for conveyance of the property and a potential collaborative project, with a development partner, to build new units of affordable housing on Parcel 41 and redevelop the PHA's Dexter Manor public housing development. The PHA issued a Request for Qualifications for a development partner in late October 2025 and expects to enter into a Master Developer Agreement with a developer in June of 2026. The PHA expects to engage in a project that includes the development of new affordable housing units on Parcel 41 as well as the redevelopment of the abutting Dexter Manor Apartments. The PHA has submitted a RAD application to HUD for the repositioning of Dexter Manor. The redevelopment of Dexter Manor is expected at this time to be Phase 1 of the project, with the PHA applying for tax credits in late 2026 or 2027 to support financing of the project. In addition to Parcel 41, PHA is also considering development of a property located at 200 Chad Brown Street that abuts the PHA's Sunset Village development and is down the street from the Chad Brown and Admiral Terrace developments. The property is currently owned by the Providence Redevelopment Authority and served as the former Providence Police Academy. PHA is considering the feasibility of repurposing the property as +/- 20 new affordable one-bedroom apartments, potentially as a Restore-Rebuild project utilizing the PHA's Faircloth Authority. The PHA expects to issue an RFQ for a development partner for this project in June 2026. PHA anticipates that this project could also include the redevelopment of Sunset Village as Phase 1 of a revitalization plan for Chad Brown, Admiral Terrace and Sunset Village neighborhood.

Demolition and/or Disposition.

As part of the PHA's development of a plan to preserve and expand affordable housing, PHA continues to develop a plan for repositioning all of its public housing assets, including its 244 scattered site units. Strategies for repositioning the scattered site units could include disposition as part of a Section 32 Homeownership Program or disposition by sale of these units at fair market value (FMV) or as deed restricted affordable housing units.

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 conducted initial resident meetings on 2/4/26 and 2/26/26. The PHA submitted a RAD application to HUD for this conversion on 3/4/26. 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. Additionally, PHA will consider RAD or a RAD blend approach to repositioning the Chad Brown, Admiral Terrace and Sunset Village Apartments in the next year.

Homeownership Program under Section 32, 9 or 8(Y)

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 the portfolio through the Homeownership Program under Section 32.

Project-Based Vouchers.

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. Dependent on funding availability and exiting shortfall status, PHA may consider project-basing a portion of available vouchers to support the Parcel 41 or 200 Chad Brown Street new development projects in the next year.

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 (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

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 the Capital Fund Community Facilities Program, Emergency Safety and Security Grant Program, and any other applicable grant programs made available by HUD in the coming year.

B.3 Progress Report.

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

In the past year, the PHA has made significant progress in meeting its Mission and Goals described in the 5-Year Plan and the Annual Plan. A summary of this progress is included in this submission as Attachment B.3.

B.4 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.

The most recent HUD-approved 5-Year Action Plan was approved on 1/2/25.

B.5 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y N

(b) If yes, please describe:

C. Other Document and/or Certification Requirements.

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 checked="" type="checkbox"/> N <input 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> <p>The PHA presented the draft Annual Plan to the Resident Advisory Board on 2/11/26 and received and responded to RAB members' comments and questions during this meeting. In addition to the RAB meeting, PHA also reviewed the Annual Plan with a RAB member who was unable to attend the 2/11/26 meeting; PHA responded to his questions and comments during that meeting. RAB members were supportive of the Annual Plan. The comments and questions received from the RAB and the PHA's response is included in this submission as Attachment C.1.</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>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p> <p>Not Applicable.</p>
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y <input type="checkbox"/> N <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

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.

Form identification: *RI001-Housing Authority Providence Form HUD-50075-ST (Form ID - 8060) printed by Michelle Booth in HUD Secure Systems/Public Housing Portal at 04/23/2026 02:37PM EST*

Providence Housing Authority Attachment B.1(a)
Statement of Financial Resources: Planned Sources and Uses

Sources	Planned \$	Planned Uses
I. 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

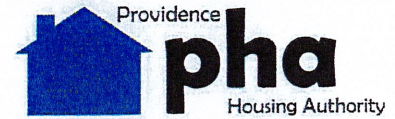
		HCV participants who have been victims of crime.
FEMA Public Assistance Grant	\$0	
Jobs Plus	\$175,438	Workforce development, job training and coaching to produce self-sufficiency for residents of Admiral Terrace and Chad Brown. \$175,438 spent of the \$2,282,473 grant.
HUD Housing Counseling	\$0	
Section 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.

Providence Housing Authority
Attachment B.3 - Progress on Goals

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.

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 conducted well-attended resident engagement meetings on 2/4/26 and 2/26/26. The PHA Board of Commissioners has authorized the submission of a RAD application for Dexter Manor and submitted a RAD application to HUD for this conversion on 3/4/26.

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 June 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 on 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 is currently in negotiations with the City concerning a term sheet for the conveyance of the property. 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, developing a plan for potentially transforming this former police training academy into units of affordable housing, and developing a master plan for the Admiral Terrace, Chad Brown, and Sunset Village communities. PHA envisions that new housing development at this 200 Chad Brown Street property will be a catalyst for transformation of the greater Chad Brown neighborhood.

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 awarded project-based vouchers to support construction of affordable housing units 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 supportive housing 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. A third PBV development, Newport Apartments, supported by the award of 8 PBVs to Omni Development Corporation in 2023 will break ground in early April 2026, with completion expected in 2027; PHA awarded 8 PBVs to this development.

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 over \$3 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 has awarded to and is negotiating a contract with the YMCA of Greater Providence, the PHA expects to enter into a contract with the vendor in early April. PHA has also issued an Invitation for Bids for the construction portion of the project and has awarded a contract to a vendor. We anticipate the Center opening in fall 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 participants 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 through the JPEID, 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 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 range 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 programming, 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 programs 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, Coddington 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 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 residents 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 sunseting 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 spring of 2026. The installation that came at no cost to the PHA, is valued at over \$1 million.

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 Departments 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 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 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 Departments, 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 and 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 convened 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:

- \$3.1 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; and
- \$109,434 CDBG grant to replace unit security entry doors at Sunset Village.

PHA ANNUAL PLAN QUESTIONS AND COMMENTS

RAB Meeting on 2/11/26: Presentation of the 2026 Annual Plan

- **Question 1:** If the PHA converts a development to Section 8 with a RAD conversion, will residents have to pay for their own utilities?

Response: At the present time, PHA does not know if any future RAD conversion would involve redevelopment work that would affect whether residents would pay for utilities. If residents must pay for their utilities, they would, as they do in the public housing program, receive a utility allowance.

- **Question 2:** In the New Activities Section of the draft Annual Plan, the PHA has checked yes on almost every box, why?

Response: At the present time PHA is working to develop a repositioning plan for multiple developments and PHA is considering use of all of the HUD repositioning tools it has checked.

- **Question 3:** Why did the PHA hire a Director of Real Estate Planning and Development?

Response: The PHA has not done any new development since the early 1990s when it developed the Scattered Sites units and has not done any major redevelopment work since the 1990s. PHA, prior to hiring the Director of Real Estate Planning and Development, did not staff experienced with repositioning, RAD, or tax credit financing, or recent experience with new development and large-scale redevelopment in accordance with existing laws and regulations. The PHA's Director of Real Estate Development and Planning has over 30 years of experience in development and new development of affordable housing and hands-on experience in using RAD and other repositioning tools to preserve affordable housing.

- **Question 4:** In Scattered Site repositioning that uses a Homeownership Program, would this be through FSS?

Response: If PHA does decide to reposition the Scattered Site developments and use Homeownership as a repositioning tool, some FSS participants might purchase a scattered site unit, but the program is not specific to FSS participants.

Question 5: If PHA decided to sell Scattered Sites as affordable units, would the sales come back into our development program?

Response: At this time, the PHA has not determined how it would use the proceeds of any sale of a Scattered Site unit.

Question 6: Is the FSS program open to Public Housing and HCV participants?

Response: Yes, both Public Housing residents and HCV participants can participate in the FSS program.

Question 7: Does the PHA own all affordable high-rise affordable housing buildings in the City?

Response: No the PHA owns Carroll Tower, Dexter Manor, Dominica Manor, Hartford Park Tower, Kilmartin Plaza, and Parenti Villa – all public housing developments.

Comment 1: I think that it is important that PHA advocate for zoning changes that support the construction of more affordable housing.

Response: The PHA will consider advocating for zoning changes that support the construction of more affordable housing.

RAB Meeting 3/11/26: Presentation of the CFP Annual Statement and 5-Year Plan

Question 1: Is there still work to be done for the Gradient Project at Carroll Tower?

Response: There is some final installation work to be completed, including energy use and savings testing the tracking software and system.

Response: *Is there any plan to bring a gradient project to Dominica Manor? If not, is there anything that can be done with my thermostat?*

Question 2: Will the new doors to be installed at Sunset Village have mail slots?

Response: Yes, they will have mail slots.

Question 3: Is the parking lot at Carroll Tower scheduled for repaving? Can it be reviewed for paving.

Response: The parking lot at Carroll Tower is not scheduled for repaving; PHA will review its condition and need.

Question 4: Is the young adult park at Hartford Park in place of the spray park that was going to be built by the basketball court and will it be fenced in?

Response: Yes, bids for the spray park came in much higher than expected and PHA could not proceed with that project. The young adult park will be fenced.

Question 5: Is there money in the budget for future projects in later years?

Response: PHA receives funding on a year-to-year basis for the Capital Plan Program. Funding fluctuates year-to-year according to HUD appropriations by Congress. We anticipate that we will receive funding for this year's work plan sometime this summer.

Question 6: Does PHA prioritize what is needed if funding isn't available?

Response: Yes, PHA has to prioritize projects when sufficient funding is not available. At times, PHA has to re-prioritize according to the severity of needs if a project in a later year of a 5-Year Plan becomes an emergency need and must be addressed in the current year. PHA reprioritizes all planned projects in the 5-Year Plan each year as conditions change, including cost projections and emergency needs, that impact when a project can be addressed. PHA engages in grant writing to secure funding to support projects capital projects.

Question 7: Last year the Capital Plan had a project planned for replacing the intercom system at Dominica Manor where I live. Why didn't the project go forward?

Response: PHA had some projects in the five-year plan scheduled for later years that became emergency projects (failed hot water boilers that required replacement) that had to be moved forward and addressed. With fungibility, PHA is able to move projects between years when a need arises. This emergency need, unfortunately, had to take precedence over the replacement of the non-emergency replacement of the intercom system.

Question 8: I don't see the replacement of the intercom system at Dominica Manor in the plan for the coming year. Is there anything that can be done with the intercom system at Dominica?

Response: As it does each year, the PHA examined the priority of all projects in the 5-Year plan and could only select the projects with the highest priority that PHA could afford in this next year. Replacement of the intercom system is not scheduled for this year. The PHA will continue to respond any individual reported instances where residents report that the intercom system is not operational and make a repair. It should be noted that PHA frequently receives reports from residents that an intercom system is not working and when workers respond to the work order, they learn that residents are attempting using a cell phone instead of a landline (that is required to use the system) to use the intercom system. In addition, the PHA is in the process of exploring its door entry and intercom systems authority wide to best inform planning.

Question 9: If the PHA needs to re-prioritize projects, can the RAB receive an update about planned projects that cannot go forward?

Response: Depending on continuing rising costs, there is a possibility that some planned projects may not go forward this year. PHA will provide a mid-year update of the annual capital plan for the RAB.

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)	U.S. Department of Housing and Urban Development
	Office of Public and Indian Housing
	OMB No. 2577-0226
	Expires 09/30/2027

**Certification by State or Local Official of PHA Plans
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Emily Freedman, the Dir. Hsg & Human Services
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2026-2030 and/or Annual PHA Plan for fiscal
 year 2026 of the RI001 - Housing Authority Providence is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:
City of Providence
Local Jurisdiction Name

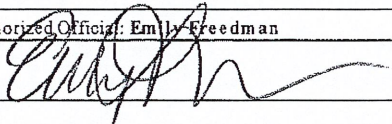
pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State
 Consolidated Plan.

The PHA's pursuit of preserving affordable housing using HUD repositioning tools, its exploration of engaging in the development of new units of affordable housing, and its use of projecting-basing vouchers as a viable resource for expanding affordable housing, coupled with their work centered on valuable partnerships with key community stakeholders and affordable housing developers in the private sector will further the goals of the City's consolidated plan. In the last year, the PHA has decided to pursue a RAD conversion of its Dexter Manor public housing development, entered into a term sheet agreement with the RI I-195 Commission to plan development of new affordable housing on a parcel of land (Parcel 41) owned by the Commission and abutting Dexter Manor, and issued an RFQ for a development partner for a project involving the redevelopment of Dexter Manor and development of a mixed income affordable development on Parcel 41. Additionally, the PHA was approached by the City regarding an unused building adjacent to one of their public housing developments and is now considering the feasibility of acquiring the retired Providence Police Department Academy building at 200 Chad Brown Street and redeveloping it into affordable housing units. The PHA is also considering options for repositioning its portfolio of scattered site units with options including the potential of an affordable home ownership initiative. The PHA's continued updating of its Public Housing ACOP and Administrative Plan for the Housing Choice Voucher Program ensures that PHA housing programs are operated in compliance with applicable laws in regulations. The PHA continues to be actively engaged in a wide range of partnerships and collaborative programming for residents and program participants designed to foster workforce development, economic opportunity, homeownership, financial literacy, health and wellness, positive youth development, productive aging in place for elders and persons with disabilities, and homelessness prevention. Examples of PHA programming includes a Jobs Plus program at Chad Brown and Admiral Terrace, a Jobs Hub program that serves residents authority-wide, an FSS program engaging over 160 residents, and an innovative early childhood education center,

scheduled to open in the fall of 2026, in partnership with the Boston Celtics Shamrock Foundation and Amica Charitable Foundation. The PHA continues to actively support resident engagement by its monthly convening of its Resident Advisory Board, expanded in the past year to 20 members, and support of Resident Associations. The PHA's Five-Year Plan, focused on four overarching strategic goals including: Identifying and Pursuing Opportunities to Preserve and Expand Affordable Housing; Providing Safe and Healthy Communities with Pathways to Vibrant Futures; Enhancing, and Evaluating Strategic Partnerships; and Continuously Improving PHA Internal Management and Operations, is consistent with the Consolidated Plan of the City of Providence. In addition, the PHA's Capital Fund Annual and 5-Year Plans demonstrate a sound plan for utilizing federal funds for effectively preserving decent, safe, and sanitary housing operated by the PHA and are consistent with the City's Consolidated Plan.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: Emily Freedman	Title: Dir. Hsg & Human Services
Signature: 	Date: 3/20/26

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

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Form identification: RI001 - Housing Authority Providence form HUD-50077-SL (Form ID - 6629) printed by Michelle Booth in HUD Secure Systems/Public Housing Portal at 03/17/2026 09:32AM EST

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from

barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

- 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
- 21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA and, where possible, should be made available for public inspection in an electronic format.
- 22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority Providence

RI001

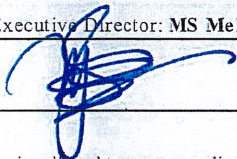
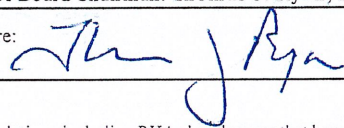
PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2026

5-Year PHA Plan for Fiscal Years 20-20

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: MS Melissa Sanzaro		Name of Board Chairman: Thomas J. Ryan, Esq.	
Signature: 	Date: 3/26/26	Signature: 	Date: 3-26-26

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Form identification: *RI001-Housing Authority Providence form HUD-50077-ST-HCV-HP (Form ID -2336) for CY 2026 printed by Michelle Booth in HUD Secure Systems/Public Housing Portal at 03/26/2026 01:03PM EST*