

The Pawtucket Housing Authority

FY 2024 Annual Plan



Annual PHA Plan

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 - B.1 De-concentration Policy
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**Streamlined Annual
PHA Plan**
(High Performer PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires 03/31/2024

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, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers 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.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and 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 housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																											
A.1	<p>PHA Name: Housing Authority of the City of Pawtucket PHA Type: <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/01/2024</p> <p>Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 784 Number of Housing Choice Vouchers (HCVs) 805 Total Combined 1,589</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table><thead><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr></thead><tbody><tr><td>Lead PHA:</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></tbody></table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																		PHA Code: RI002
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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 since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review. ATTACHED</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 current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current 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.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>ATTACHED</p>
B.4.	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>5 Year Action Plan for 2023 – 2027 approved on 04/06/2023</p>

B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>	
C.	<p>Other Document and/or Certification Requirements.</p>	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <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>	
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> <p>ATTACHED</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 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> <p>ATTACHED</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 N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>	

D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1"> <tr> <td data-bbox="140 439 1423 483">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="140 483 1423 904"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Examine policies and demographic patterns for any actions, omissions, or decisions which have the effect of restricting housing choices, or the availability of housing choices based on race, color, religion, sex, disability, familial status, or national origin.</p> <p>Provide opportunities for inclusive patterns of housing occupancy regardless of race, color, religion, sex, familial status, disability, and national origin.</p> </td> </tr> <tr> <td data-bbox="140 927 1423 972">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="140 972 1423 1420"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>An assessment of the availability of affordable, accessible housing in a range of unit sizes.</p> <p>Promote housing that is <u>structurally accessible</u> to, and usable by, all persons, particularly persons with disabilities.</p> <p>Make public housing a path to social and economic mobility, rather than housing of last resort by targeting selected developments for modernization and for other improvements and facilities to make them attractive to current residents and to suburban residents.</p> </td> </tr> <tr> <td data-bbox="140 1442 1423 1487">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="140 1487 1423 1895"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE.</p> <p>Secure the cooperation of other important officials whose impact upon fair housing is substantial, including jobs, schools, transportation, and social services, important industries in the area who can provide job opportunities, and Government and not-for-profit agencies that provide social services.</p> <p>Assist in building public support for fair housing efforts both within a State or Entitlement jurisdiction's boundaries and beyond.</p> </td> </tr> </table>	Fair Housing Goal:	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Examine policies and demographic patterns for any actions, omissions, or decisions which have the effect of restricting housing choices, or the availability of housing choices based on race, color, religion, sex, disability, familial status, or national origin.</p> <p>Provide opportunities for inclusive patterns of housing occupancy regardless of race, color, religion, sex, familial status, disability, and national origin.</p>	Fair Housing Goal:	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>An assessment of the availability of affordable, accessible housing in a range of unit sizes.</p> <p>Promote housing that is <u>structurally accessible</u> to, and usable by, all persons, particularly persons with disabilities.</p> <p>Make public housing a path to social and economic mobility, rather than housing of last resort by targeting selected developments for modernization and for other improvements and facilities to make them attractive to current residents and to suburban residents.</p>	Fair Housing Goal:	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE.</p> <p>Secure the cooperation of other important officials whose impact upon fair housing is substantial, including jobs, schools, transportation, and social services, important industries in the area who can provide job opportunities, and Government and not-for-profit agencies that provide social services.</p> <p>Assist in building public support for fair housing efforts both within a State or Entitlement jurisdiction's boundaries and beyond.</p>
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A.1 Availability of Information.

PHA Plans and Policies are available to the public at each AMP location and the central office of the PHA.

- Fogarty Manor (Main Office), 214 Roosevelt Avenue, Pawtucket, RI
- Kennedy Manor, 175 Broad Street, Pawtucket, RI
- St Germain Manor, 415 Mineral Spring Avenue, Pawtucket, RI
- Burns Manor, 105 Park Street, Pawtucket, RI
- Galego Court, 439 Weeden Street, Pawtucket, RI

The PHA Annual Plan is also available electronically at the PHA website:

www.pawthousing.org

Units Designated for Elderly or Disabled Families [24 CFR 945]

The PHA may designate projects or portions of a public housing project specifically for elderly or disabled families. The PHA must have a HUD-approved allocation plan before the designation may take place.

Among the designated developments, Fogarty Manor and Burns Manor, the PHA must also apply any preferences that it has established. If there are not enough elderly families to occupy the units in a designated elderly development, the PHA may allow near-elderly families to occupy the units [24 CFR 945.303(c)(1)]. Near-elderly family means a family whose head, spouse, or cohead is at least 50 years old, but is less than 62 [24 CFR 5.403].

If there are an insufficient number of elderly families and near-elderly families for the units in a development designated for elderly families, the PHA must make available to all other families any unit that is ready for re-rental and has been vacant for more than 60 consecutive days [24 CFR 945.303(c)(2)].

The decision of any disabled family or elderly family not to occupy or accept occupancy in designated housing shall not have an adverse affect on their admission or continued occupancy in public housing or their position on or placement on the waiting list. However, this protection does not apply to any family who refuses to occupy or accept occupancy in designated housing because of the race, color, religion, sex, disability, familial status, or national origin of the occupants of the designated housing or the surrounding area [24 CFR 945.303(d)(1) and (2)].

This protection does apply to an elderly family or disabled family that declines to accept occupancy, respectively, in a designated project for elderly families or for disabled families, and requests occupancy in a general occupancy project or in a mixed population project [24 CFR 945.303(d)(3)].

PHA Policy

The PHA also has obtained HUD approval and designated Fogarty and Burns Manor as "elderly only" developments.

De-concentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]

The PHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

Steps for Implementation [24 CFR 903.2(c)(1)]

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the PHA must comply with the following steps:

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

PHA Policy

The PHA will determine the average income of all families in all covered developments on an annual basis.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

PHA Policy

The PHA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low-income family (federal poverty level or 30 percent of median income, whichever number is higher).

Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the PHA's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by the PHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will follow the deconcentrating requirement, and no further action is required.

Order of Selection [24 CFR 960.206(e)]

The PHA system of preferences may select families either according to the date and time of application or by a random selection process.

PHA Policy

Families will be selected from the waiting list based on preference. Among applicants with the same preference, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by the PHA.

When selecting applicants from the waiting list, the PHA will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists. The PHA will offer the unit to the highest-ranking applicant who qualifies for that unit size or type, or that requires the accessibility features.

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application or higher preference status.

Factors such as deconcentrating or income mixing, and income targeting will also be considered in accordance with HUD requirements and PHA policy.

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B.3 Progress Report on Mission and Goals in PHA 5-Year and Annual Plan

Mission:

For over 85 years, the Mission of the Pawtucket Housing Authority has been to provide safe, decent, and affordable housing and to establish programs that will educate, enhance, and empower the lives of all the people in the community we serve.

We accomplish this through our mission branches:

Maintain and improve our supply of diverse, affordable, and accessible housing.
Increase our communication efforts with residents and the Pawtucket Community.
Enhance and expand relationships with our community, state, and HUD partners.
Provide a stimulating working environment for employees. Continue to maintain our financially sound practices.

Progress:

The Housing Authority continues to partner with the State of Rhode Island, the City of Pawtucket, and community partners in running an Emergency Shelter located at 1139 Main Street. We are working with “Open Doors” shelter vendor to address the growing number of unsheltered within the City.

The Housing Authority continues to utilize a Waiting List preference for housing for chronically homeless veterans and families. During the current FY 2023, thirteen (13) formerly homeless families have been housed between our Housing Choice Voucher (6) program and Public Housing Program (7). Two more are pending approval. The PHA has requested five additional referrals for our ESG program for them to eventually transition over to HCV. In the preceding year, the PHA housed a total of twenty formerly homeless in HCV and Public Housing.

The Housing Authority's 28-unit LIHTC development, to preserve affordable apartments in the City of Pawtucket, currently has seven (7) project-based housing vouchers and twelve (12) housing choice vouchers within this development.

Last year, the Housing Authority was awarded funding from the City of Pawtucket through the Community Development Block Grant (CSBG) for upgrades to the Galego Court Playground. We are pleased to announce that this money was well spent with a brand-new basketball court, outdoor lighting, and new fencing.

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The Housing Authority has been awarded funding from Rhode Island Housing to pilot the conversion of two off-line units into refurbished apartments using the latest green and sustainable building materials. The Authority's plan is to study the feasibility of returning at least twenty-four off-line units into viable apartments for future use.

We continue to address residents needs through these additional resources will assist with creating an environment that is healthy and inviting of the public housing developments .

The Housing Authority continues to reach out and educate our Housing Choice Voucher HCV participants for our HCV Homeownership program. We accomplish this through our FSS Program and HCV participant who enquire about homeownership is sent a homeownership packet.

The Housing Authority participates in the PHARI committee and continues the collaboration with other local public housing agencies to create efficiencies through shared administrative functions such as inspections and waiting lists.

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Administrative, Public Housing and HCV Program Improvements

The PHA has focused on the coming changes to the PHA from the implementation of both HOTMA and NSPIRE.

Most importantly, the Housing Authority has issued an RFP to solicit proposals for a new Housing Authority Management and Accounting Software. We are looking diligently into finding robust software that will manage both the technological and regulatory demands of our housing authority. This will be a major investment of time and money for the Housing Authority.

Both Public and HCV Housing staff have attended several training courses and conferences on the HOTMA changes.

HCVP and Public Housing staff attended trainings: Housing Opportunity Through Modernization Act of 20146 (HOTMA) training to review the new changes HUD requires PHA's to implement by January 1, 2025 that affects income calculation, reviews and program eligibility; Veterans Affairs Supportive Housing (VASH) Training to improve the coordination and collaborations for increased utilization for HUD-VASH vouchers; The Basics of Trauma Informed Care training that reviewed principles of a trauma informed approach to those we serve; VMS training to ensure proper reporting to HUD.

The NSPIRE changes have been implemented by the authority for all repairs and inspections.

The PHA is reviewing both the HCV Administrative Plan and PH ACOP to address HOTMA and NSPIRE updates and changes affecting the housing programs.

The Authority continues its website improvements to ensure that residents of the community have 24 hours access to forms related to programs and applications for all related programs and services.

The PHA has established a robust Safety Committee that partners closely with our insurance carriers to improve tenant and worker safety. The Committee meets monthly and conducts a safety walkthrough at one facility monthly on a rotating basis.

All Staff:

- Fire Safety and Evacuation procedures conducted by the City Fire Marshall's office
- Active Shooter training for all staff
- Annual CPR certification for certain staff

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Public Housing Maintenance staff specific training conducted by Beacon Mutual Insurance Company:

- Personal Protective Equipment
- Blood Borne Pathogens
- Hazardous Materials Safety
- Ladder Safety
- Lock out / Tag out
- Defensive Driving
- Slip and Fall Prevention
- Electrical Safety

Public Housing Residents:

- Identity and Scam seminar given by the RI Attorney General's Office
- Kitchen Fire and Building Security pamphlets distributed to high rise residents

The Housing Choice Voucher Program received 100% on SEMAP and received a "High Performer" designation. The Public Housing also received a "High Performer" designation.

Attained the services of an affordable housing firm, The Nelrod Company, to perform the Rent Reasonable study on an ongoing basis to allow for up-to-date comparable to provide better opportunities for program participants to find a unit to lease and to meet the SEMAP requirements.

Revamped and updated forms and processes used for the administration of the HCVP.

Utility allowances and payment standards increased to provide more opportunities to meet the high market rent demand in Pawtucket.

Revamped and updated forms and processes used for the administration of the HCVP.

Update the PHA's website to include valuable information and documentation to assist the public and program participants.

Provide employees with customer service training.

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Resident Services

The Resident Services Department was able to establish a Resident Services Committee at each site, consisting of two members per site.

The Department continues to expand resident participation and to look for new sources of grant monies to fund activities and received CDBG Funding for a Wellness Program.

Resident Services received ARPA funding to address housing needs with a Housing Navigator and an additional Resident Coordinator.

Resident Services implemented SASH (Support and Service at Home) to serve the aging population who want to age in place with services.

Security Department

Installed thirteen (13) additional cameras at our 40-42 Park Street residence.

Installed an additional seven (7) cameras to the Fogarty Manor high rise exterior.

The PHA is currently in the process of upgrading the tenant entrance call box system at St Germain Manor, Burns Manor, and Park Street.

Several more camera projects are planned using capital funding.

Operations Department

The PHA continues to provide a strong safety workplace training program for the maintenance division.

The Operations Department was able to convert work orders and payroll information to electronic form, eliminating redundant paperwork and repetitive work.

Using NSPIRE guidelines, maintenance guidelines have been updated, including an emphasis on the Preventive Maintenance Plan.

The PHA continues improvements to landscaping and overall conditions of PHA community developments for enjoyment of residents, including holiday decorations as appropriate.

Leased Housing (HCVP) New Activities and Projects planned

Obtain new software to efficiently administer the HCVP and PH program. The software will include updates due to HOTMA.

Update the HCVP Administrative Plan to make policy changes to efficiently administer the HCVP and to implement the HOTMA changes.

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Implement changes by October 2024 to the inspection process based on the NSPIRE requirements set by HUD.

Implement changes by January 1, 2025 to the HCVP administration process based on the HOTMA requirements set by HUD.

Transfer HCVP program and participant files into a Secure Electronic File System.

Create an efficient process to ensure the proper information is being reported in VMS and PIC.

Collaborate with local agencies to provide services to HCVP participants that the PHA is not able to provide.

Review the application/selection process, implement an efficient process to issue, and utilize more HCV's.

Perform landlord outreach to provide resources for HCV participants.

Capital Planning

See Capital Budget handout.