

PRESENTATION TO THE BOARD OF COMMISSIONERS

MARCH 25, 2021

The Providence Housing Authority FY 2021 Annual Plan



Annual Plan Components

- A. PHA Information
- B. Annual Plan Elements
 - ✓ **Revision of Elements**
 - ✓ **New Activities**
 - Civil Rights Certifications
 - Most Recent Annual Audit
 - ✓ **Progress Report**
 - Resident Advisory Board Comments
 - Certification by Local or State Officials
- C. Statement of Capital Improvements

Changes in Annual Plan Elements

- Statement of Housing Needs and Strategy for Addressing Needs
- De-concentration and Other Policies re Eligibility, Selection and Admission
- **Financial Resources**
- Rent Determination
- Homeownership Programs
- **Safety and Crime Prevention**
- Pet Policy
- Substantial Deviation
- Significant Amendment/Modification

CHANGES IN FINANCIAL RESOURCES: GRANTS

Source and Description	Amount
HUD Emergency Health and Safety – CO Detectors	\$128,000
HUD Family Self Sufficiency Program	\$219,000
HUD 90 New Mainstream Vouchers	\$1,088,000
City of Providence Community Development Block Grants	\$262,471
HUD Housing Counseling Grant	\$20,533
Victims of Crime Act Community Safety Coordinator	\$81,402
State Opioid Response Grant (BHDDH)	\$155,000
Workforce Innovation Opportunity Act Youth Employment Program	\$234,306
FEMA Public Assistance Grant (Covid Response)	\$50,209
RI Foundation and Amica Companies Foundation, Emergency Food Support	\$90,000
RI Foundation: Building Bridges to Support in the Wake of Covid-19	\$75,000
RI Department of Health - Crush Covid	\$15,000
BCBS Blue Angels Section 8 Landlord Engagement/Housing Search Counseling	\$35,000

New Activities

- Plan to **issue an RFP for a repositioning/development consultant** to assist in considering all HUD asset repositioning tools and strategies for preserving housing and developing a repositioning plan
- Renewal of **Designated Housing Plan**
- Reassessing disposition of a parcel at Dominica Manor
- **Project-basing 50 to 100 existing vouchers** to provide participants with access to neighborhoods of opportunity and to leverage new construction of affordable units
- Special Capital Grant programs – **Lead Paint project and Carbon Monoxide** detectors
- **Anticipate 8 units off-line** for modernization work

Repositioning Public Housing: Preserving Hard Units for Low-Income Families

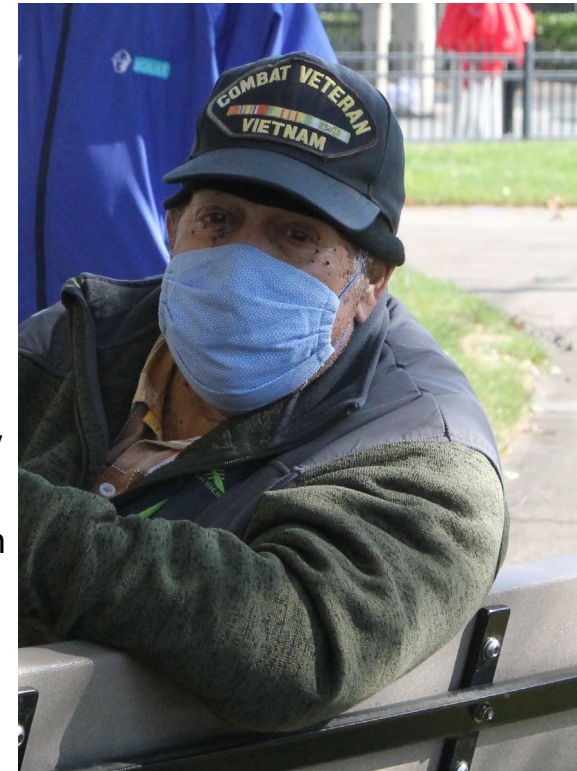
PHA will consider all asset repositioning strategies

- Choice Neighborhood Initiative
- Demolition or Disposition under Section 18
- Conversion to Tenant-Based Assistance
- Rental Assistance Demonstration (RAD)
- Combination of Strategies and Repositioning



Designated Housing Plan

- Carroll Tower and Dominica Manor designated for elder-only (62+) admissions
- Original designation in 1995; requirement for renewal every 2 years
- Designation has well-served the special needs of the elderly community
- Designation has not negatively impacted non-designated units nor prevented non-elderly persons from accessing public housing
- Consistent high occupancy rates at both developments
- Waiting list for elderly/disabled housing is 17% elderly and 83% non-elderly disabled
- If occupancy rates fall below HUD requirements and we had a unit vacant in excess of 21 days and there were no elderly applicants on the waiting list, PHA would admit a near elderly (50-61) applicant from the family waiting list
- Renewal of Plan presented to the RAB on March 17; no opposition to renewal





PROGRESS REPORT ON PHA GOALS

- Goal 1: Identify and Pursue Opportunities to Preserve and Expand Affordable Housing
- Goal 2: Provide Safe and Healthy Communities with Pathways to Vibrant Futures
- Goal 3: Cultivate, Enhance, and Evaluate Strategic Partnerships
- Goal 4: Continuously Improve PHA Internal Management Operations

RAB Comments

- Member was concerned that PHA would make **changes to rent calculation policies** in addition to implementing online rent payment option; PHA clarified that there are no anticipated changes to rent calculation policies
- Recommendation that **PHA consider rodent control strategies in addition to the use of sticky traps**; reports that this methods is not effectively addressing a problem at Hartford Park
- Recommendation that **PHA resume security guards conducting checks on each floor in high-rises** as part of shift duties and that roving guards advise residents about not congregating in common areas
- Recommendation that **PHA increase enforcement of parking policies**

RAB Comments

- Recommendation that PHA **increase enforcement of resident responsibilities to properly dispose of trash and pet waste**, and to smoke in designated areas only
- Recommendation that **PHA publicize a policy of only allowing the pets of residents to be present** on PHA property
- Recommendation that PHA increase emphasis during new resident orientation about **resident responsibilities concerning behavior in common areas**, including not littering or smoking
- Recommendation that PHA **increase dissemination of information about Covid-related relief programs to HCV Homeownership Program participants** to help them retain their homes

Public Comments

- There were no additional comments at the March 19 public hearing – RAB comments were the only comments received



Annual and Capital Plan Process

- PHAs must make Plans available to the general public, provide public notice of a 45-day public comment period, consult with the RAB, and conduct a public hearing on the Plan
- Resident Advisory Board (RAB) consultation on 2/17 for Capital Fund Budget and on 3/17 for Annual Plan
- Public Hearing conducted on 3/19
- Board Resolutions required and submission to HUD no later than 75 days prior to close of fiscal year (April 16).



QUESTIONS OR
COMMENTS?



Five Year Capital Plan 2021-2025



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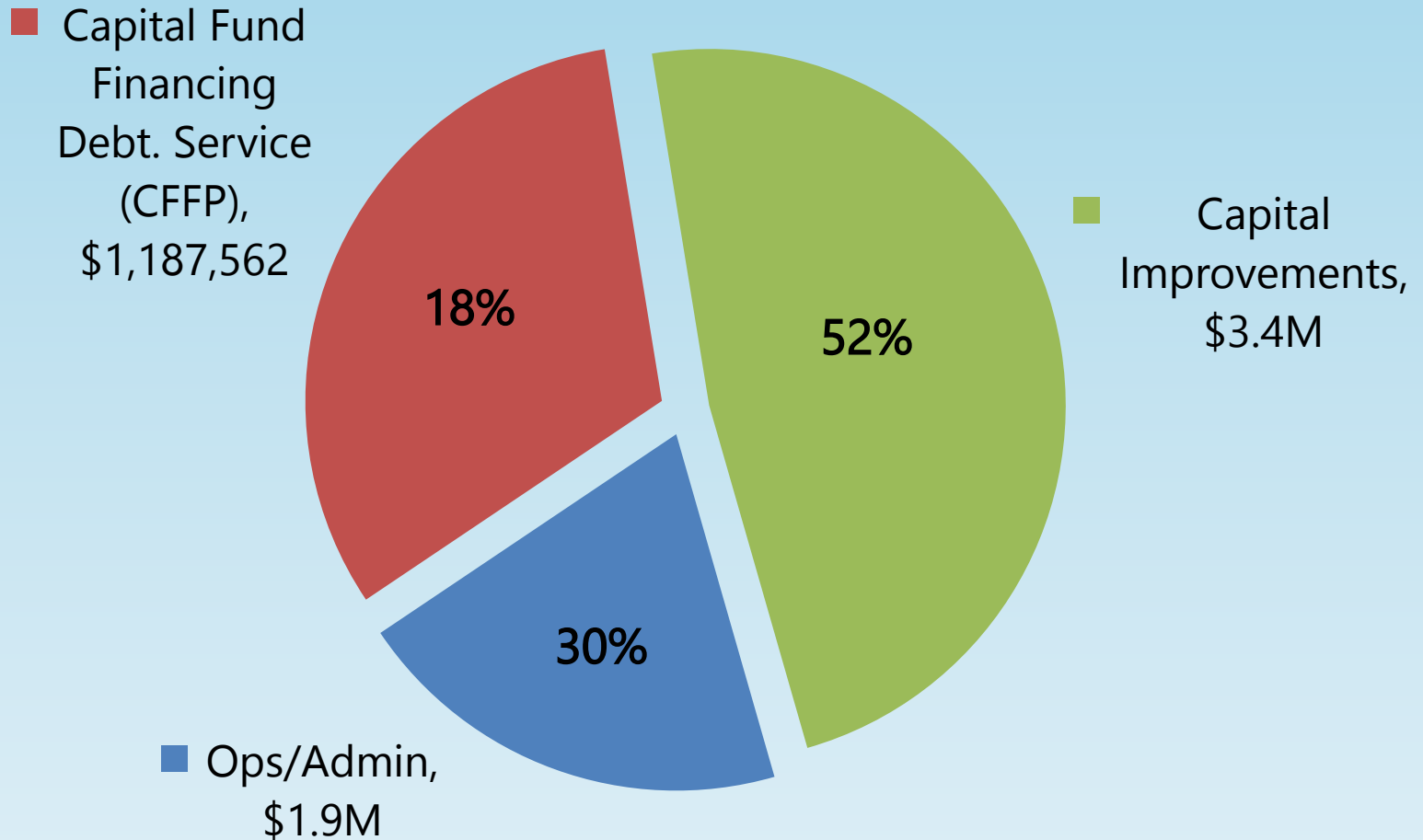
Presented by Allan Pacific
Director of Facilities Management
March 25, 2021

CAPITAL FUND PROGRAM 5-YEAR PLAN INFORMATION

- The 5-Year Plan begins FY 2021 and runs through FY 2025.
- The budget Capital Fund Program 5-Year Action Plan is projected from previous years funded; FY 2020 is budgeted at **\$6.5 million**
- Budget demonstrates: 30% or approximately \$1.9 million is allocated to operations/admin, 18% or \$1,187,562 is used for the Capital Fund Financing Debt Service (CFFP) leaving 52% or approximately \$3.4 million for Capital Improvements.

CAPITAL FUND PROGRAM 5-YR PLAN FY 2021 – FY 2025

TOTAL: \$6.5 Million





CREATING AND REVISING THE PLAN

- The 2016 Green Physical Needs Assessment (GPNA) was used to help prioritize and create the Capital Fund Program planning around needed and anticipated capital improvement projects.
- Any budget revision which constitutes a PHA's Significant Amendment or modification to its 5-Year Action Plan must go through public comment process and be submitted to HUD for review and approval.
- The CFP Final Rule permits a PHA to substitute work items among any years in the latest 5-Year Action Plan without HUD approval; this is called **FUNGIBILITY**.

CFP FUNGIBILITY



The work item is included in the 5-Year Plan and in the same Budget Line Item.



A new work item must have an environmental review completed.



The work item to be moved must have an "Obligation End Date" that meets the timeframe of the Capital Fund Grant.

RECENT PROJECTS



- Roof replacement at 335 Hartford, SS, Sunset Village and Chad
- Installed Hartford Park tot lot at 11 Whelan Rd.
- Replaced two heating boilers at Dexter I and Manton Heights and 3 boilers at Dominica
- Vinyl siding and window replacement at 6 Scattered Site Duplexes
- Handicap modernization of 4 units at Hartford, Parenti and Dominica.
- Replaced porches and h-cap ramps at 6 Scattered Sites

RECENT PROJECTS: NEW VINYL SIDING ON 4 BUILDINGS AT HARTFORD

BEFORE

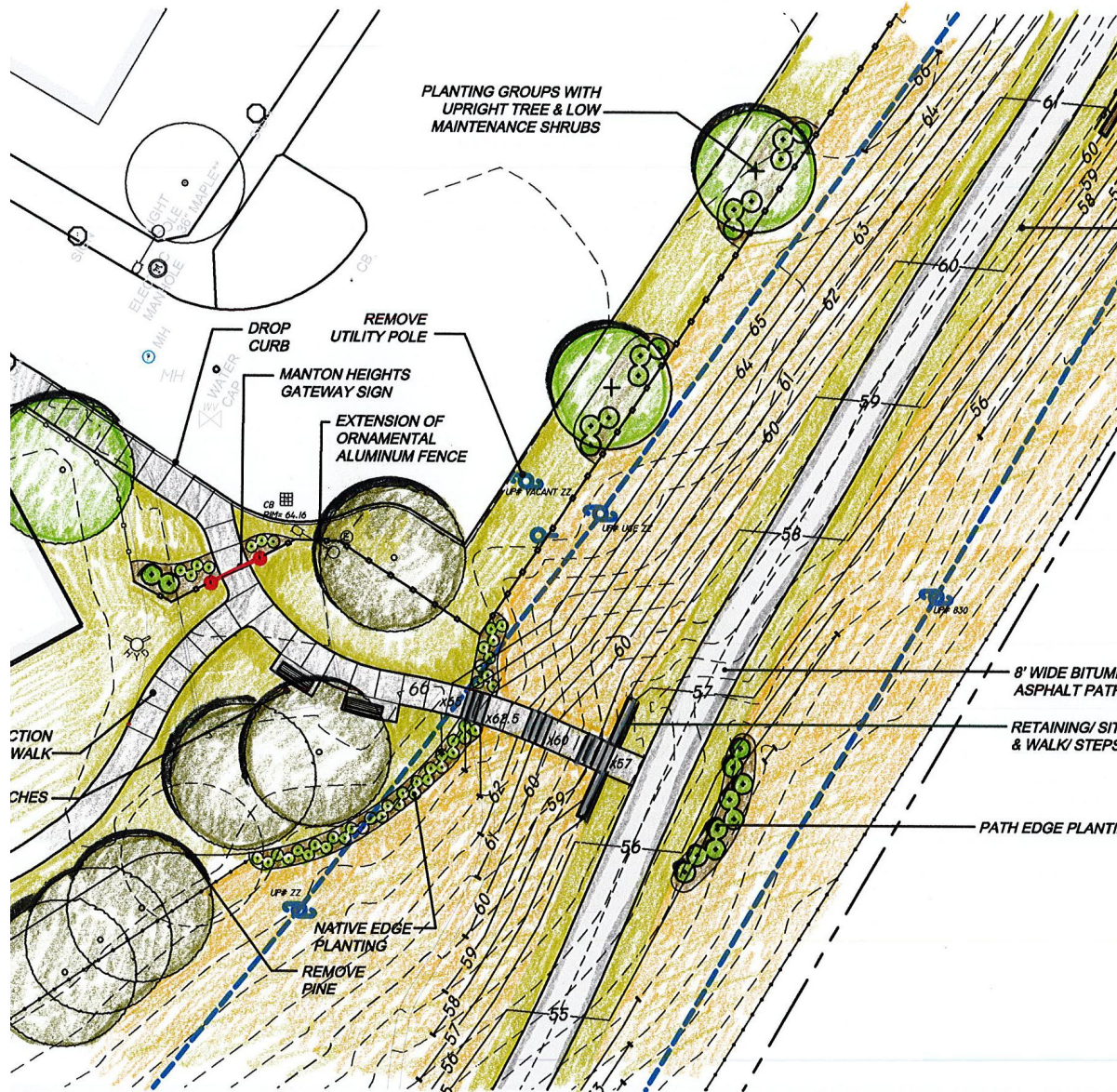


AFTER



Future Projects

- Re-surface the indoor basketball courts at Manton Heights and Chad Brown (\$60,000 possibly funded by City of Providence for Chad)
- Vinyl side 4 buildings at Hartford Park
- Vinyl side 6 Scattered Site duplexes
- Replace 2 boilers at Roger Williams
- Manton Heights Pathway project

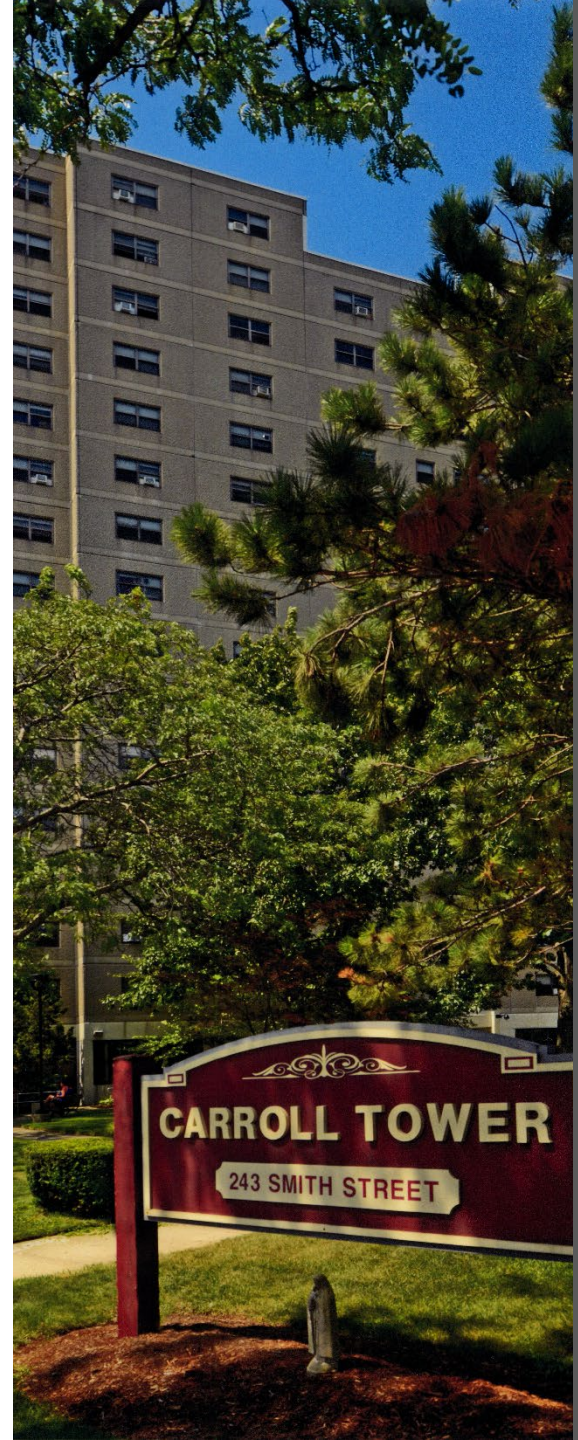


CONCEPTUAL PLAN 'B' - MANTON HEIGHTS CONNECTION

SCALE: 1" = 20'-0"

FACILITIES MANAGEMENT LOOKING AHEAD

- Automatic fire sprinkler and fire alarm upgrade installation at Carroll, Parenti and Dexter.
- Elevator modernization at Dexter Manor I & II, 335 Hartford and Kilmartin
- New roof replacement at Scattered Sites and Chad Brown



CFP Funds Budgeted FY20

Development	Budgeted For Development	Budgeted Per Unit
Carroll Tower	\$60,000	\$309
Chad Brown/Admiral Terrace/Sunset Village	\$1,257,789	3,354
Codding Court/Roger Williams/ Scattered Sites	\$675,084	\$1,671
Dexter Manor	\$380,000	\$1,151
Dominica Manor	\$35,000	\$171
Hartford Park	\$800,000	\$1,587
Kilmartin Plaza	\$20,000	\$188
Manton Heights	\$380,000	\$1,151
Parenti Villa	\$10,000	\$51



RAB Questions and Concerns

- Various questions about heating systems at Dexter, Manton, Kilmartin
- Concerns about elevator problems
- Concerns about smoking and whether PHA can implement more ventilation
- Ventilation in walk up family units at Hartford Park
- Cracks in walls/ceilings in hallways at Hartford Tower; similar needs at Sunset Village
- Questions about the Manton indoor basketball court project
- Questions about the public review and comment process

QUESTIONS
AND
COMMENTS?

