



A NEW BEGINNING

8 FORAND CIRCLE, JOHNSTON, RI 02919

TEL (401) 401-231-2007 • FAX (401) 231-9670 • TDD (800) 545-1833 EXT 211

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5 Year PHA Plan

2025 – 2029

Board Approved: 09/18/2024

Resolution# 535



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Executive Summary

The Town of Johnston Housing Authority (JHA) was created in 1962 to provide housing assistance for the town's low and moderate-income residents. The housing authority is a creature of state statute, i.e., the state statute is the legal basis for the formation of the authority.

Rhode Island General Laws provide that housing authorities shall be distinctive entities, not agents of municipal government. RIGL 45-25 indicates that the authority shall constitute a public body and a body corporate and politic exercising public powers, and having all the powers necessary or convenient to carry out and effectuate the purpose and provisions on that chapter.

The Town of Johnston Housing Authority possesses certain governmental powers and capacities within its area of operation. It has a continuous existence, can sue and be sued, and can acquire and hold property. The authority can also lease, rehabilitate and sell property.

The JHA mission is to assist our residents to achieve a positive and productive quality of life by providing access to community resources and safe, sanitary affordable housing. To help people and families achieve the American Dream through leadership and advocacy. To foster community partnerships that rebuild lives and strengthens neighborhoods.

The Johnston Housing Authority currently has 150 public housing units in management and 209 Housing Choice Vouchers. The JHA also administers 21 port-in vouchers, some of which are Veterans Affairs Supportive Housing (VASH) vouchers. We provide rental assistance, in the Town of Johnston, for more than 400 individuals through our low-income housing and section 8 programs.

The Johnston Housing Authority currently has 715 applications for public housing on file and 13,038 applications for Housing Choice Vouchers in the state-wide HCV Centralized Wait List..

The JHA provides more than a home for low-income families. We offer numerous programs that assist our residents achieve economic self-sufficiency. We provide homeownership opportunities within the Town of Johnston that allow low-income families achieve the American Dream.

The Johnston Housing Authority's funding comes primarily from the U.S. Department of Housing and Urban Development (HUD) in the form of grants and entitlements. The JHA will Provide in excess of 3 million dollars in 2024 of housing subsidy and HCV payments for low-

income Johnston residents. In addition, the JHA plans to obligate and expend over \$500,000 this year in Capital improvements on its properties.

The main sources of revenue for the Johnston Housing Authority programs are:

1. HUD operating subsidy and modernization funds;
2. Rental income; and
3. Interest on investments.

The JHA is presently under contract with HUD for three different areas of funding; Section 8 Housing Choice Voucher Program, Annual Capital Fund Program, and the Annual Contributions Contract regarding low-income public housing.

The Authority adopts a consolidated annual operating budget. The budget for Low rent Housing is adopted on the basis of accounting practices prescribed by the U.S. Department of Housing and Urban Development. Program budgets for Housing Assistance Payments (HAP) funds are approved by the U.S. Department of Housing and Urban Development on a basis consistent with the grant applications covering HAP Programs.

The Town of Johnston does not fund any part of the housing authority's programs. However, much crossover and interaction occur between the Johnston Housing Authority and the local government. Since the area of operation of the authority includes all of the Town of Johnston, the authority works closely with town officials and assists with the town's affordable housing plan and comprehensive plan.

Over the last five decades the Johnston Housing Authority has carried out its mission by:

- Developing and managing affordable rental housing;
- Developing affordable housing for sale to qualified residents;
- Administering the federal government's Housing Choice Voucher (Section 8) program, which provides rental assistance to tenants in market-rate housing;
- Providing technical services on housing issues for government agencies and developers of affordable housing;
- Offering informational seminars for landlords;
- Offering informational seminars for first-time home buyers;
- Provide property management services;
- Obtaining state and federal grants for property improvement and maintenance;

Johnston Housing Authority Board of Commissioners

Robert Giudici	Chairperson
Beverly Williams	Vice-Chairperson
Joseph Rotella	Commissioner
Martha Church	Commissioner
Steven Mandarelli	Commissioner
Lynne Cianci	Executive Director

RESOLUTION NO. 535

WHEREAS: The Board of Commissioners of the Johnston Housing Authority met at the Regular Meeting on September 18, 2024

WHEREAS: The United States Department of Housing and Urban Development (HUD) requires that the JHA Board of Commissioners review and accept the agency 5 Year Plan for 2025 to 2029;

WHEREAS: The Board of Commissioners of the Johnston Housing Authority has reviewed the 2025 – 2029 Five Year Plan and attached certifications;

WHEREAS: The Board of Commissioners of the Johnston Housing Authority hereby directs the Executive Director to submit the 2025 – 2029 5 Year Plan to the United States Department of Housing and Urban Development (HUD), as required;

NOW THEREFORE BE IT RESOLVED:

The Board of Commissioners of the Johnston Housing Authority hereby adopt **Resolution 535** and authorize the Executive Director to sign all documents as required, for the submission of the 5 Year Plan.

This Resolution shall take effect immediately



Robert Giudici
Chairperson

Date

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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, 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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.

PHA Name: Johnston Housing Authority **PHA Code:** RI009
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025
The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029
Plan Submission Type 5-Year Plan Submission Revised 5-Year Plan Submission

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 on 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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

How the public can access this PHA Plan: The Five- Year Plan including all elements and information will be available for review by the public at the Johnston Housing Authority main office, 8 Forand Circle Johnston, Rhode Island 02919 and on our website, www.johnstonhousing.org.

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. Required for all PHAs completing this form.

B.1 **Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.
To provide housing opportunities for all qualified citizens. To help people and families achieve the American dream through leadership and advocacy. To foster community partnerships that rebuild lives and strengthens neighborhoods.

B.2 **Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years.

Attachment B.2 GOALS AND OBJECTIVES FOR THE NEXT 5 YEARS GOAL # 1: OPERATE A SOCIALLY AND FINANCIALLY SOUND PUBLIC HOUSING AGENCY THAT PROVIDES DECENT, SAFE AND SANITARY HOUSING WITHIN A DRUG FREE SUITABLE LIVING ENVIRONMENT FOR TENANTS AND THEIR FAMILIES. The primary mission of the JHA is to provide safe, decent, and affordable housing for those in need in Johnston, Rhode Island. In support of this core mission, the JHA has set forth the following, subordinate goals and objectives to support this overarching goal: • Optimize resources to improve efficiencies in programs, systems, and communications with stakeholders. • PH and HCV Program — Leverage software products to provide applicants, participants and landlords with user accounts to apply on waitlists, view account information, and other communications. • PH and HCV Program — Maintain High Performer Status in both PH and HCV program and continue efforts for SEMAP and PHAS high scores. • Administration — Periodically review internal systems to identify gaps in systems to facilitate cost effectiveness and operational efficiency **GOAL # 2: IMPROVE THE MODERNIZATION, APPEARANCE AND ENERGY EFFICIENCY OF OUR PUBLIC HOUSING UNITS AND SITES:** The JHA will continue to update unit kitchens, baths and all common areas. We will continue to replace old stoves and refrigerators with energy efficient ones. We will continue to research ways to conserve energy Through Net Metering and other cooperative agreements with other housing providers and the Town of Johnston. The JHA is moving forward to become compliant with the requirements of NSPIRE. Staff has received training and is certified. **GOAL # 3: INCREASE THE ECONOMIC SELF SUFFICIENCY OF RESIDENT FAMILIES:** The JHA will continue our very successful section 32 home-ownership program. We shall continue to work with families to prepare them for homeownership. We will continue to assist with credit issues, job opportunities, home-ownership trainings. **GOAL # 4: IMPROVE ACCESS TO SUPPORTIVE SERVICES AND RESOURCES:** This goal, integral to our mission, to assist our residents in achieving a positive and productive quality of life by providing access to community resources, as well as safe and sanitary housing. The JHA's Resident Service Coordinator as improved access to supportive services by strengthening our community partnerships. **GOAL # 5: FACILITATE THE DEVELOPMENT OF AFFORDABLE HOUSING IN JOHNSTON, RHODE ISLAND:** The JHA research

	<p>establishment of a non-profit affiliate, or instrumentality, for the creation of additional opportunities in affordable housing acquisition or development. We will work with private developers to establish partnerships to help in the facilitation of establishing new, affordable housing opportunities. We will support other local, housing providers in their endeavor to establish additional safe, decent, and affordable housing in Johnston, RI. GOAL # 6: TO CONTINUE TO EXPLORE AND IMPROVE SECURITY: The JHA will work in a close partnership with the Town of Johnston Police and Fire Departments along with the State of Rhode Island Attorney General's office to stay on top of security trends and to make security improvements throughout our properties.</p>
<p>B.3</p>	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>Attachment B.3 PROGRESS REPORT: Operate a socially and financially sound PHA: The JHA has worked proactively with our local government, non-profit agencies, private industry and the local community to communicate, and educate them on, the role the Johnston Housing Authority plays in providing safe, decent, and affordable housing opportunities within the Town of Johnston. The JHA will continue to focus efforts to encourage support for the Housing Authority's endeavors in providing affordable housing solutions. Improve modernization of public housing units: The JHA has and continues to update many of our units; replacing kitchen cabinets, sinks, baths, installing energy efficient appliances and water conserving commodes. We have replaced flooring and updated the common areas of the buildings. We have maximized the utilization of Capital Fund Grant monies for the specific purpose of planned, capital improvements and non-routine maintenance to minimize deferred maintenance issues. We continue to upgrade unit finishes and fixtures upon unit turnover, or equipment failure. We have implemented of a Preventive Maintenance Program identifying necessary maintenance activities and tracking for completion. We have addressed overall site appearance through landscape upgrades, timely parking lot surface maintenance, and walkway surface repairs. Improve Access to Supportive Services: The JHA strives to improve the quality of life of our tenants, helping them age in place by providing: Home Care Services, SNAP assistance, Senior Companions, RIDE Transportation, Lifeline button referrals, Lifeline phones, and coordination with outside medical supply vendors for walkers and wheelchairs. The JHA also assists with the economic self-sufficiency of our tenants. We assist with the Medicare Premium Savings Program, Affordable connectivity program, provide senior farm gift cards for vegetables, Budgeting workshops. Security Improvements: The Johnston housing authority continues to work closely with the Johnston Police and Fire Departments. Police officers and firefighters meet with our tenants several times every year to discuss community issues and health and safety matters. The JHA installed new exterior LED lighting for the safety of residents. The JHA staff works closely with the tenant associations and have scheduled presentations from the Rhode Island Attorney General's office to discuss scams and identity theft; the Local Better Business Bureau to discuss business scams; the Rhode Island Legal Services to discuss elder protection; and, Local banks to discuss elder financial abuse</p>
<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>Attachment B.3 PROGRESS REPORT: Operate a socially and financially sound PHA: The JHA has worked proactively with our local government, non-profit agencies, private industry and the local community to communicate, and educate them on, the role the Johnston Housing Authority plays in providing safe, decent, and affordable housing opportunities within the Town of Johnston. The JHA will continue to focus efforts to encourage support for the Housing Authority's endeavors in providing affordable housing solutions. Improve modernization of public housing units: The JHA has and continues to update many of our units; replacing kitchen cabinets, sinks, baths, installing energy efficient appliances and water conserving commodes. We have replaced flooring and updated the common areas of the buildings. We have maximized the utilization of Capital Fund Grant monies for the specific purpose of planned, capital improvements and non-routine maintenance to minimize deferred maintenance issues. We continue to upgrade unit finishes and fixtures upon unit turnover, or equipment failure. We have implemented of a Preventive Maintenance Program identifying necessary maintenance activities and tracking for completion. We have addressed overall site appearance through landscape upgrades, timely parking lot surface maintenance, and walkway surface repairs. Improve Access to Supportive Services: The JHA strives to improve the quality of life of our tenants, helping them age in place by providing: Home Care Services, SNAP assistance, Senior Companions, RIDE Transportation, Lifeline button referrals, Lifeline phones, and coordination with outside medical supply vendors for walkers and wheelchairs. The JHA also assists with the economic self-sufficiency of our tenants. We assist with the Medicare Premium Savings Program, Affordable connectivity program, provide senior farm gift cards for vegetables, Budgeting workshops. Security Improvements: The Johnston housing authority continues to work closely with the Johnston Police and Fire Departments. Police officers and firefighters meet with our tenants several times every year to discuss community issues and health and safety matters. The JHA installed new exterior LED lighting for the safety of residents. The JHA staff works closely with the tenant associations and have scheduled presentations from the Rhode Island Attorney General's office to discuss scams and identity theft; the Local Better Business Bureau to discuss business scams; the Rhode Island Legal Services to discuss elder protection; and, Local banks to discuss elder financial abuse</p>
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>
<p>C.1</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p>
<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations</p>
<p>C.3</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
<p>D.</p>	<p>Affirmatively Furthering Fair Housing (AFFH).</p>

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

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.

Fair Housing Goal: Increase access to affordable housing in higher opportunity areas.

Describe fair housing strategies and actions to achieve the goal

Creating public/private partnerships for the development of mixed income/mixed use housing.

Fair Housing Goal: Increase the supply of affordable housing units.

Describe fair housing strategies and actions to achieve the goal

Apply for additional special housing vouchers for targeted groups such as elderly, disabled, veterans, homeless and chronically homeless.

Fair Housing Goal: Increase the supply of accessible, affordable housing for persons with disabilities.

Describe fair housing strategies and actions to achieve the goal

Develop new affordable housing options that will provide residents with essential services and resources.

Fair Housing Goal: Maintain and improve the quality, management and community impact of publicly supported housing.

Describe fair housing strategies and actions to achieve the goal

Pursue grants and other funding for the support of Permanent Supportive Housing for persons experiencing homelessness.

D.1

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