



MEMO

To: Board of Commissioners
From: Carol Ventura
Date: May 15, 2025
Subject: Monthly Update

DIVISION NEWS

LEASED HOUSING AND RENTAL SERVICES

UPDATES

- On April 30th, our compliance staff provided in-person training for our property management partners. The topics covered included HOTMA, HOME Final Rule, and ProLink Solutions.
- Staff from Leased Housing's multifamily asset management and compliance team recently attended the ProLink user group conference, sharing best practices with colleagues from HFAs throughout the country. Susan Halloran, Manager of Multifamily Financial Assets, was invited to speak to attendees as she has been utilizing their software in innovative ways. Susan and her team have developed creative solutions using ProLink and Procorem to automate the collection and analysis of financial data received from our multifamily properties.
- Staff announced a property management training scheduled for June. This will be the first of a series of training courses leading to the release of a new RIHousing compliance manual. Scott Michael Dunne of Costello Compliance will facilitate the virtual session.
- Our Housing Choice Voucher staff recently met with the HUD shortfall team to discuss strategies around positioning our program to take advantage of additional shortfall funding that is expected to be available later this year. We continue to analyze our voucher leasing statistics to maximize budget utilization and voucher issuances while continuing to offer competitive rental payments to landlords.

DEVELOPMENT

DEVELOPMENT PIPELINE:

- Between the April and pending May Preliminary Approvals, the recent consolidated RFP will result in 392 new units being added to the development pipeline (plus 30 preservation units) for a total of 422 units. Of these, 84 will be set aside for households at or below 30% AMI, and 316 units will serve 31%-80% AMI households.

- We had three additional closings this month: 2 new construction 1 preservation transaction. Three closings are scheduled for May. In addition, 63 units at Frenchtown Road (a.k.a. Soria) came online in April and are now being leased up.
- Stakeholder meetings for the 2026 Qualified Allocation Plan have begun with the goal of presenting a draft QAP to the Board in June.

COMMUNICATIONS

MEDIA

- **The Boston Globe: Commentary: Collaboration is key to easing R.I. housing crisis** (April 10)

EXTERNAL COMMUNICATIONS

Project Based Voucher Program Annual List Update Effort: Leased Housing is conducting its annual Centralized Wait List update to ensure information is current. In collaboration with IT and Communications, the multi-channel marketing utilizes email, mail, and social media channels to notify waitlisted applicants and partner organizations such as service providers and housing developments. Applicants have until June 13 to update their interest.

EVENTS

Build-a-Bed (April 24th): Our Executive Director Carol Ventura, volunteered her time for this event, hosted by Pariseault Builders, Crossroads RI, and A Bed for Every Child. Volunteers worked together to build beds for children in need. A Bed for Every Child works to address the critical issue of children not having access to proper sleeping arrangements and aims to improve children's well-being, growth, and ability to thrive, particularly in the classroom, by ensuring they have a bed to sleep in.

Homeownership Resource Fairs/Events: RIHousing participated in several homeownership events across the state to share information about its homeownership programs and opportunities. Loan Center Mortgage Originator Gary Goodman, Elizabeth Gonzalez, and Roxanne Perez represented the Homeownership division.

Events included:

- Homeowner/Resource Fair (April 26), hosted in Pawtucket by PCF Development and the Housing Network of Rhode Island
- Woonsocket Tenant Resource Fair (April 24), hosted by Woonsocket Human Services
- Getting Your House in Order (April 19), hosted by the Rhode Island Coalition of Black Women

Housing Problem Solving (April 17th): Hosted by Rhode Island Legal Services, RIHousing Housing Choice Voucher Program staff attended this event in North Kingstown, sharing information about the HCV program.

GOVERNMENT RELATIONS

FEDERAL

Skinny Budget: President Trump released a “skinny” budget on May 2nd. The budget outline indicates the administration will seek to cut HUD’s budget by nearly 44%, including eliminating the HOME and CDBG programs. The proposed budget would eliminate federal rental assistance programs, such as tenant-based and project-based rental assistance, and replace them with a yet-to-be-released state-based formula block grant, while encouraging states to make up for federal funding cuts. The budget also would impose a two-year cap on rental assistance for “able-bodied adults.” The budget would further eliminate or significantly cut other HUD programs, including consolidating the Continuum of Care and Housing Opportunities for Persons with AIDS programs into the Emergency Solutions Grant and eliminating the Family Self-Sufficiency Program.

Proposed FY2026 Budget: Earlier this year, the Trump Administration laid off a large portion of the staff at HUD. We are feeling the impact of these reductions locally at the HUD field office in Providence, in response time from staff. If the skinny budget passes, we expect to feel large impacts both locally and federally.

STATE

Leadership Changes: Senate President Dominick Ruggerio passed away on Monday, April 21st, 2025. On April 29, the Senate Democratic Caucus nominated Valarie J. Lawson (D-Dist. 14, East Providence) as Senate President, succeeding the late Dominick J. Ruggerio, and elected Frank A. Ciccone III (D-Dist. 7, Providence, Johnston) as its new Majority Leader. The full Senate then elected Senator Valarie Lawson Senate President. There will be a special election to fill the District 4 Senate seat on August 5.

Governance Structure: In April, the Governor submitted an [amendment](#) to the proposed FY2026 budget that included the statutory language changes needed to implement the recommendations from the Department of Housing’s [2024 Housing Organizational Report](#). These statutory changes include making the Department of Housing the Executive Office of Housing, consolidating the programmatic and policy functions of the Housing Resources Commission into the Executive Office of Housing, and establishing two interagency councils to advance policies, programs, and coordination for addressing housing and homelessness. The amendment also replaces the Department of Business Regulation’s (DBR) seat on RIHousing’s board with the Executive Office of Housing and designates the Secretary of Housing as the statutory chair of RIHousing. It also transfers several current RIHousing responsibilities to the Executive Office of Housing, including development of the Qualified Allocation Plan, administration of the Housing Production Fund, and development of the state’s annual low- and moderate-income housing chart.

Housing 2030: On April 23, 2025, Governor McKee and Secretary Goddard released a draft of the [Housing 2030](#) plan for public comment. The plan sets an ambitious goal of permitting 15,000 new housing units by 2030, with specific targets for affordable and permanent supportive housing as well as homes for sale. Comments on the draft plan are due by May 23. The plan is expected to be finalized and adopted as part of the State Guide Plan later this year.

Testimony: RIHousing has provided testimony on a range of bills this past month, including testimony in support of bills in the Speaker’s 2025 Housing Package. We have also shared concerns about several bills that would have raised barriers to housing development, undermined the state’s Low- and Moderate-Income Housing Act, and resulted in increased development costs.