

Housing Organizational Plan State of Rhode Island



November 18, 2022

Department of Housing

On June 30, 2022, Governor McKee signed H7940Aaa/S3058 into law, elevating the position of Deputy Secretary of Housing to Secretary of Housing (effective July 1, 2022) and forming the Rhode Island Department of Housing (effective January 1, 2023). This law directed the Secretary of Housing to provide the General Assembly with a housing organization plan by November 1, 2022 that includes (1) a review “of functions related to housing of all state departments, quasi-public agencies, boards and commissions,” and (2) “recommendations relating to the functions and structure of the new Department of Housing.” This Plan is submitted in response to these requirements.

Under the new law, the Secretary of Housing will have direct oversight over the Office of Housing and Community Development (OHCD) and shall coordinate with the Secretary of Commerce on a shared staffing arrangement through June 30, 2023. This plan is meant to direct the organizational structure of housing in Rhode Island after this shared staffing arrangement ends, to advise a more permanent organizational structure for housing in Rhode Island.

The law also directs that the Secretary of Housing *shall also coordinate with all agencies directly related to any housing initiatives* and participate in the promulgation of any regulation having an impact on housing, including, but not limited to:

- RI Housing and Mortgage Finance Corporation (RI Housing)
- Coastal Resources Management Council (CRMC)
- Department of Environmental Management (DEM)
- Department of Business Regulation (DBR)
- Department of Transportation (DOT)
- Housing Resources Commission (HRC)

This Organizational Plan will further delve into the roles and responsibilities for coordinating all housing activities with the Secretary of Housing, as directed by the legislation.

Executive Summary

Across the nation, we are facing a shortage of housing supply, an increase in housing costs, and a growing population experiencing homelessness. The challenges Rhode Island faces in addressing housing and homelessness are not unique to our state. The COVID-19 pandemic exposed underlying housing conditions that have not been addressed for decades. Through the RI 2030 plan and statewide planning efforts, Rhode Island is working to address the current housing and homelessness crisis, while laying the foundation for a more sustainable housing future. This administration has dedicated an additional \$250M over the next four years to address housing and homelessness to supplement the typical annual allocation of approximately \$60M received through federal and state resources. We are working with committed partners across Rhode Island to accelerate our housing initiatives in alignment with Governor Daniel J. McKee's RI 2030 plan.

The intent of this organizational plan is to create a cohesive and transparent policy and program delivery infrastructure through which we can collectively create change and better respond to evolving challenges with housing and homelessness. This report sets out a preliminary vision for the new Department of Housing as the backbone of our housing ecosystem in order to meet the needs of our communities across our State. While this report makes bold immediate recommendations, the process must be iterative in consultation with our partners.

The creation of a Department of Housing is only one of multiple important steps towards significantly altering the course of how we meet the housing needs of Rhode Islanders. Organizational change will allow us to better address the challenges we are facing with the resources we have been allocated. Through this document, we aim to make recommendations on how to organize housing functions that live across multiple entities and how to structure that work with the new Department of Housing, recognizing the importance of iteration with partners and stakeholders as we transition over time.

What this report does:

- Make recommendations on how to organize housing functions that currently live across multiple entities in the State;
- Make recommendations for structuring the Department of Housing; and
- Propose a governance structure for further discussion with Executive Agencies, Quasi-governmental agencies, and Community Partners.

What this report does not do:

- Delineate policy priorities or create new programs;
- Make recommendations about resource allocation; or
- Enumerate list of legislative changes and budgetary changes. ¹

¹While the focus of this report is not to make legislative recommendations, carrying out the proposed reorganization proposed herewith would require legislative revisions and changes by the Rhode Island General Assembly.

Why Rhode Island Needs a Department of Housing

The State's power is hindered by the decentralization of homelessness and housing programs across multiple agencies, including non-governmental and quasi-governmental bodies. At a time when the State is prioritizing housing and investing \$250 million into housing development, home ownership, and community revitalization, this preliminary plan proposes a governance model for housing and homelessness that would centralize housing and homelessness functions within the Department of Housing and strengthen the already strong relations between the State and its partners.

Current Organization of Housing and Homelessness Programs in Rhode Island

Rhode Island Housing and Mortgage Finance Corporation (RIHousing)

RIHousing is a quasi-governmental Housing Finance Agency whose defined mission is to “ensure that all people who live in Rhode Island can afford a healthy, attractive home that meets their needs.” That mission cuts across all types of households and income levels. RIHousing’s primary function is as mortgage lender for homeowners and for the development and preservation of affordable housing.

RIHousing has long stepped up and served as the Administrator of many federal and state housing programs in Rhode Island, including (and not limited to):

- Low Income Housing Tax Credits (4% & 9%),
- Section 8 Rental Assistance,
- the State’s consolidated wait list for public housing,
- State subsidy funding for affordable housing development,
- rent relief for Rhode Islanders during the COVID-19 pandemic (Rent Relief RI),
- funding for lead remediation,
- purchasing tax liens to prevent foreclosure,
- septic / sewer loans to homeowners, and
- serving as the co-applicant for the State’s Continuum of Care (CoC) that serves homeless Rhode Islanders.

Housing Resources Commission (HRC)

In 1998, the General Assembly established the Housing Resources Commission (HRC) under Statewide Planning at the Department of Administration (DOA). In 2014, HRC moved from the Department of Administration, Division of Statewide Planning to the executive department outside of DOA. While the HRC remains under the executive department, it has functionally moved to operating under the umbrella of the Office of Housing and Community Development (OHCD). The HRC’s responsibilities include 1) policy, planning, and coordination of state housing functions, 2) establishment and implementation of performance measures for housing programs, and 3) administration of housing programs as assigned by law.

The HRC is governed by a 28-member commission comprised of State Agency representatives, nonprofit housing advocacy organization and service providers, real estate developers, financial institutions, and other external parties affected by housing policy decisions.

State Housing Appeals Board (SHAB)

In 1991, the State Housing Appeals Board (SHAB) was established to provide housing opportunities for low- and moderate-income Rhode Islanders across the state. The SHAB is authorized by the General Assembly to approve or deny local housing decisions for the construction of low- or moderate-income housing. Currently, SHAB receives administrative support from RI Housing, but 2022 legislation shifts that responsibility: effective January 1, 2023, the HRC *shall provide all space, clerical and other assistance, as the board may require* (2022-H7949Aaa/2022-S3046A).

Office of Housing and Community Development (OHCD)

The Office of Housing and Community Development (OHCD) was established in 2006 within the Department of Administration's Division of Statewide Planning and moved to the Executive Office of Commerce in 2014. OHCD will be absorbed into the new Department of Housing, per legislation.² This office has historically managed the Community Development Block Grant (CDBG) and the Consolidated Homeless Fund (a fund that includes Federal Title XX Homeless Funds, Federal Emergency Solutions Grant, and a portion of the State HRC conveyance restricted receipts).

Department of Business Regulation (DBR)

The Department of Business Regulation's primary function is the regulation and licensing of designated businesses, professions, occupations, and other activities under State law. Specific to housing, DBR regulates mortgage lenders and servicers, real estate agents and brokers, short-term property rentals, and homeowners insurance. DBR also employs the staff who coordinate e-permitting for construction

² [H7940Aaa.pdf \(state.ri.us\)](#)

across the municipalities. The Director of the Department of Business Regulation holds an ex-officio position on RIHousing’s Board of Directors and the Housing Resources Commission.

Executive Office of Health and Human Services (EOHHS)

The Executive Office of Health and Human Services (EOHHS) is comprised of several agencies, including: the Department of Children, Youth and Families (DCYF), the Department of Health (DOH), the Department of Human Services (DHS), and the Department of Behavioral Healthcare, Development Disabilities and Hospitals (BHDDH). The Department of Human Services includes the Office of Healthy Aging and the Office of Veterans Affairs. These agencies have taken on many functions related to housing and homelessness. Housing is a social determinant of health, and the housing and homelessness programs under EOHHS’ purview promote positive health outcomes and housing stability.

EOHHS’ programs provide services for people who are unhoused or unstably housed and:

- are returning to the community from institutional settings, including hospitals and nursing homes,
- require support in obtaining a home and gaining self-sufficiency,
- have acute medical conditions that require treatment,
- have mental health concerns and need supportive services to stay housed,
- have experienced a recent overdose or are in recovery, or
- are veterans, elderly, or developmentally disabled.

EOHHS is also working on several initiatives to fund permanent supportive housing, including capital and service funding through the Health Equity Zones, Opioid Settlement Funds, and Pay for Success.³ Agencies within EOHHS also license Mental Health & Psychiatric Rehabilitative Residences and licenses and operate group homes for individuals with intellectual/developmental disabilities.

³ [H6122Aaa.pdf \(state.ri.us\)](#)

The Department of Human Services (DHS) holds additional housing functions that are outside of the purview of health, including:

- providing state and federal funding for homelessness services, including the Consolidated Homeless Fund,
- helping refugees resettle,
- helping homeowners increase energy efficiency with funds from the Weatherization Assistance Program, and
- providing financial assistance for low-income people to pay utility bills, known as LIHEAP (Low Income Home Energy Assistance Program)

The Office of Veterans Services provides a variety of referral services for military veterans, including referral for housing and HUD-Veteran's Affairs Supportive Housing Vouchers (VASH).

The Office of Healthy Aging provides several functions related to housing and homelessness, including:

- administration of a federal grant for Housing Security in Public Housing Authorities to be used to improve safety and conditions for Seniors,
- funding legal services for Seniors experiencing eviction or other housing instability,
- referral of Seniors to outside providers who can make home modifications to allow Seniors to age in place, and
- providing a legislatively mandated report on the number of Seniors whose homes are placed on the tax lien sale. The information within this report comes from RIHousing.

Department of Administration (DOA)

The Department of Administration provides supportive services to all Rhode Island departments and agencies for the effective coordination and direction of state programs. DOA has the following housing and homelessness functions:

- DOA Director is an ex-officio member of the RIHousing board and the Housing Resources Commission.

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- DOA houses Statewide Planning, which housed the Office of Housing and Community Development (OHCD) prior to its incorporation into the Executive Office of Commerce and now the Department of Housing.
 - Debt service payments for general obligation bond issuances dedicated to affordable housing projects are included in DOA's budget; and
 - Reports to the legislature on low- and moderate-income housing units.

Department of Environmental Management (DEM)

The Rhode Island Department of Environmental Management (DEM) serves as the chief steward of the state's natural resources. DEM's mission is to protect, restore, and promote our environment to ensure Rhode Island remains a wonderful place to live, visit, and raise a family.

DEM performs several housing-related functions, including wetlands regulation, storm water permitting, funding for septic systems, and remediation of contaminated development sites.

Department of Public Safety

The Department of Public Safety Grants Administration Office (PSGAO) is charged with planning, coordination, data collection, statistical analysis and grant administration and distribution for the adult criminal and juvenile justice systems. The Office provides grants to non-profits to provide housing and related services to survivors of domestic violence through the Support for Survivors of Domestic Violence program.

Other Executive Agencies and Departments

In addition to the executive agencies and departments listed above, H7940Aaa/S3058 requires the Secretary of Housing to coordinate with the coastal resources management council (CRMC) and the Department of Transportation (DOT) on housing initiatives and participate in the promulgation of any regulation having an impact on housing. Neither agency currently administers any housing programs or initiatives.

Functions of a State Housing Department in other States

Model: Connecticut

The State of Connecticut has the Connecticut Housing Finance Agency (CHFA) and the Connecticut Department of Housing. CHFA serves as a bank for single- and multifamily mortgages and manages the low-income housing tax credits programs. The Department of Housing manages the following programs: HOME, CDBG, pre-development loans, and state subsidy funds for small and large projects.

The Board of Directors is comprised of sixteen appointments, seven of which are appointed by the Governor. In addition, five State officials are ex-officio members of CHFA's board of directors: The Commissioner of Economic and Community Development, the Commissioner of Housing, the Secretary of the Office of Policy and Management, the Banking Commissioner, and the State Treasurer. The Governor also appoints the Chairperson of the Board. The Commissioner of Housing is currently the Chairperson of the CHFA Board.

Model: Massachusetts

The Commonwealth of Massachusetts has a Housing Finance Agency called MassHousing and a Department of Housing and Community Development (DHCD). DHCD awards 9% low-income housing tax credits, HOME funds, National Housing Trust Funds, as well as other subsidy funds. DHCD also oversees the state-funded public housing program. MassHousing serves as a bank for single and multifamily mortgages and administers some of DHCD's programs including the Affordable Housing Trust Fund.

The Board of Directors has nine members. There are two ex-officio members on MassHousing's Board of Directors – the Secretary of the Executive Office of Administration and Finance and the Undersecretary of the Department of Housing and Community Development. The Governor appoints the Chairperson of the Board.

Model: New York State

In New York State, the State Housing Finance Agency (NYSHFA) falls under the umbrella of Housing and Community Revitalization (HCR), the State Department of Housing. There is direct supervision of NYSHFA by HCR, and the President of NYSHFA is the Commissioner of HCR. All seven of NYSHFA's Board Members are either ex-officio (Commissioner of HCR, Director of the Division of the Budget, Commissioner of Taxation and Finance) or appointed by the Governor.

NYSHFA issues bonds and serves as a bank for affordable housing. All other housing functions, including tax credits and federal and state subsidies are directed by HCR.

Model: New York City

In New York City, the Housing Finance Agency is the New York City Housing Development Corporation (HDC). The Housing Department is the New York City Department of Housing Preservation and Development (HPD).

The HDC Board is comprised of seven board members. The Governor of New York State appoints two board members. The Mayor of New York City appoints two board members. There are three ex-officio positions on the HDC Board, including the Commissioner of HPD, the Commissioner of the Department of Finance, and the Commissioner of the Office of Management and Budget. The Commissioner of HPD is the ex-officio Chairperson of HDC.

The Future of Housing in Rhode Island

As outlined in Governor McKee’s RI2030 plan, Rhode Island faces specific housing challenges, including an aging housing stock, a history of inequity in homeownership, homelessness, and insufficient housing options for many people (including low-income people, people experiencing homelessness, seniors, people with developmental disabilities, and people with behavioral health issues). Our new housing ecosystem must be able to act swiftly to provide shelter, supportive services, and housing to meet the need of Rhode Islanders.

RIHousing has historically assumed housing responsibilities for the State of Rhode Island, and holds responsibilities and authority typically reserved for the executive branch of government. On January 1, 2023, a new Department of Housing will be formed and can assume some of these functions.

The goal of this plan is to create a housing ecosystem focused on maximizing the impact of policies and programs in Rhode Island, with the new Department of Housing serving as the backbone of this ecosystem. The Department of Housing will coordinate all the State’s housing and homelessness policies and initiatives and will work with municipalities, non-profits, and the development community to respond to the housing needs of all Rhode Islanders, especially those who are most vulnerable.

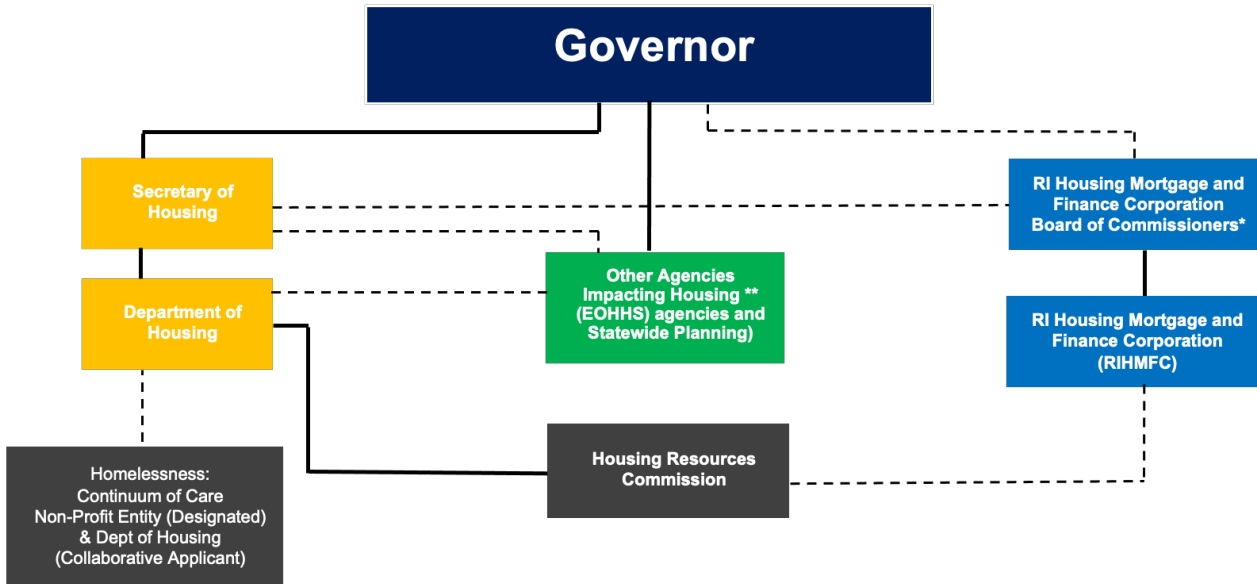
Through this document, we aim to make recommendations on how to organize housing functions that live across multiple entities and how to structure that work with the new Department of Housing, recognizing the importance of iteration with partners and stakeholders as we transition over time.

To ensure that all actors within the system are working in a coordinated fashion to support and achieve the State’s housing and homelessness policies and priorities, there are several structural changes that should be made:

1. The Secretary of Housing should serve as ex-officio Commissioner of RIHousing’s Board of Commissioners. Strong consideration should also be given to the Secretary of Housing serving as the Chairperson. The Secretary of Housing should additionally serve as ex-officio member of the proposed EOHHHS cabinet, the Statewide Planning Council, and the Public Safety Grant Administration Policy Board.

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2. The Housing Resources Commission should move under the authority of the Department of Housing.
 3. There should be one direct line of communications and focal point for government relations through the Department of Housing. This will serve to create one voice and one consolidated message for government partners, federal partners, the General Assembly, and the public with regard to housing and homelessness in Rhode Island. Providing employee capacity in this area at the Department of Housing is essential to achieving this goal.
 4. State funding for housing, homelessness, and community development should be assigned to and directed by the Department of Housing, along with funding for municipal technical assistance needed to provide housing and serve the homeless. Additionally, all legislatively mandated reports about housing should be coordinated and submitted by the Department of Housing.

Proposed Organizational Chart (Future)



*Department of Housing enters into contractual and cooperative agreements with other state agencies and quasis impacting housing

*Formalize coordination and ensure implementation of the State's housing policy and initiatives by appointing Secretary of Housing as ex-officio Board Member
 a**Formalize coordination by designating Secretary of Housing as member of the Health and Human Services Cabinet and continue contractual and cooperative agreements through MOUs with relevant agencies

Below is a preliminary list of programs that should fall under the jurisdiction of the Department of Housing in order to successfully implement housing programs and policies in a coordinated fashion, while recognizing that these functions could continue to be administered by partners. Any and all shifts in the programs should take into account a transition period of one to three years for the transferring of functions and related budget authority. Transitioning each function in separate timelines will avoid interruptions to service delivery.

In making these recommendations, the State considered several factors:

- Is the function a core housing responsibility?
- Would moving the housing function weaken an agency's delivery of services to its core constituency for which it has specialized expertise?
- Is the housing function one that is inextricably wound up in a broader agency mission such that moving the housing function would do a disservice to Rhode Islanders?

While this report recommends that the following programs are within the Department of Housing, this could mean many things. Some programs may be completely run by the Department of Housing while others may be under the advisement of the Department of Housing and Administered by RIHousing or another agency. The table included in the appendix shows the recommended structure for each of the programs proposed to reside in the Department of Housing.

Housing Programs:

- Thresholds
- Housing Production Fund
- Affordable Housing Predevelopment Program
- HRC-OHCD Predevelopment and Capacity Building Program
- General Obligation bond funding related to housing, including Building Homes Rhode Island (BHRI)
- American Rescue Plan Act (ARPA) Funded Housing Programs:
 - Development of Affordable Housing

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- Pre-Development of Affordable Housing
 - Site Acquisition Program
 - Middle Income Housing
 - Public Housing Authority Pilot Program
 - Community Revitalization
 - Down Payment Assistance Program
 - Federal HOME Funds
 - National Housing Trust Fund

Home Stabilization Programs:

- Access Independence
- Livable Homes
- Home Repair Programs
- Weatherization Assistance Program (WAP)
- Eviction Prevention Funding

Homelessness Programs:

- Continuum of Care
- Homeless Management Information System (HMIS)
- Coordinated Entry System (CES)
- Consolidated Homeless Fund
- Housing Opportunities for Persons with AIDS (HOPWA)
- State Fiscal Recovery Funds (SFRF) Homeless Assistance Program
- SFRF Homelessness Infrastructure

Municipal Programs:

- Community Development Block Grant (CDBG)
- Housing Production Fund Municipal Technical Assistance
- Comprehensive Plan Review and Letters of Eligibility for Developments
- State Housing Appeals Board (SHAB)

Programs	Brief Description of program	Current Home Agency	Current Administrator	Proposed Home Agency	Proposed Administrator
Housing Programs:					
Housing Production Fund	Capital funding for affordable housing	HRC Coordinating Committee	RIHousing	Department of Housing	RIHousing
Housing Production Fund - Extremely Low Income Program (HPF-ELI)	Operating subsidy to cover rent for formerly homeless	HRC Coordinating Committee	RIHousing	Department of Housing	Department of Housing
HRC-OHCD P redevelopment and Capacity Building Program	Funding to build capacity of affordable housing developers	HRC Coordinating Committee	RIHousing	Department of Housing	RIHousing
Acquisition Revitalization Program (ARP)	Funding to rehabilitate blighted properties w/housing from revenue bonds	RIHousing	RIHousing	Department of Housing	RIHousing
Building Homes Rhode Island (BHRI)	Capital funding for affordable housing from revenue bonds	HRC Coordinating Committee	RIHousing	Department of Housing	RIHousing
Federal HOME Funds	Capital funding to build and rehabilitate affordable housing.	RIHousing	RIHousing	Department of Housing	Department of Housing
National Housing Trust Fund	Capital funding for affordable housing, provided with funding from Fannie Mae	RIHousing	RIHousing	Department of Housing	Department of Housing
HOME- ARP (Capital)	Capital funding for development of housing for homeless and special needs populations	RIHousing	RIHousing	Department of Housing	RIHousing
HOME- ARP (Services)	Services Funding	RIHousing	RIHousing	Department of Housing	Department of Housing
Pay for Success	Funding for rent and supportive services to place people in supportive housing	EOHHS	EOHHS	Department of Housing	Department of Housing

Programs	Brief Description of program	Current Home Agency	Current Administrator	Proposed Home Agency	Proposed Administrator
American Rescue Plan Act (ARPA) Funded Housing :					
Development of Affordable Housing	Capital funding for affordable housing	Executive Office of Commerce	RIHousing	Department of Housing	RIHousing
Pre-Development of Affordable Housing	Funding for pre-development costs associated with building affordable housing	Executive Office of Commerce	RIHousing	Department of Housing	RIHousing
Site Acquisition Program	Funding for Non-profit developers to buy land / buildings that will be used as affordable housing	Executive Office of Commerce	RIHousing	Department of Housing	RIHousing
Middle Income Housing	Capital funding for middle income housing	Executive Office of Commerce	RIHousing	Department of Housing	RIHousing
Public Housing Authority Pilot Program	Technical Assistance and Capital Funding for Public Housing Authorities to build additional housing	Executive Office of Commerce	RIHousing	Department of Housing	Department of Housing/RIHousing
Community Revitalization	Capital funding for affordable housing and ancillary uses in Qualified Census Tracts	Executive Office of Commerce	RIHousing	Department of Housing	RIHousing
Down Payment Assistance Program	Funding to help first-time homebuyers pay the down payment on their new purchase	Executive Office of Commerce	RIHousing	Department of Housing	RIHousing
Community Revitalization Home Repair Programs	Funding to pay for needed home repairs for homes that are aging	Department of Housing	Department of Housing	Department of Housing	Department of Housing
Homeless Assistance Program	Funding for homelessness prevention, diversion, shelter, rapid rehousing, and housing stabilization	OHCD	OHCD	Department of Housing	Department of Housing
Homelessness Infrastructure	Capital and operational funding for shelter, housing, and services for people experiencing homelessness	OHCD	OHCD	Department of Housing	Department of Housing

Programs	Brief Description of program	Current Home Agency	Current Administrator	Proposed Home Agency	Proposed Administrator
Home Stabilization:					
Access Independence	Loan funding for home modifications for families and caregivers of people with developmental disabilities	BHDDH	RIHousing	Department of Housing	RIHousing
Livable Homes	Grant funding for home modifications to accommodate Seniors and people with disabilities	Governor's Commission on Disabilities	RIHousing	Department of Housing	Department of Housing
Thresholds	Capital funding for housing for people with developmental disabilities	BHDDH	RIHousing	Department of Housing	Department of Housing
Weatherization Assistance P program (WAP)	Funding for energy efficiency improvements	DHS	DHS	Department of Housing	Department of Housing/TBD
Eviction Prevention Funding	Funding for Legal Services to prevent eviction	RIHousing	RIHousing	Department of Housing	Department of Housing

Programs	Brief Description of program	Current Home Agency	Current Administrator	Proposed Home Agency	Proposed Administrator
Homelessness:					
Continuum of Care	Community support and funding to help address homelessness	N/A	External Partner designee with RIHousing as collaborative applicant	N/A	External Partner Designee with Department of Housing as collaborative applicant
Homeless Management Information System (HMIS)	System to track homelessness data	HRC	External (Data is privately owned)	CoC (w/Department of Housing)	Pending external evaluation
Coordinated Entry System (CES)	The system CoC uses to move people from homelessness into permanent housing	HRC	External	CoC (w/Department of Housing)	Pending external evaluation
Consolidated Homeless Fund	A fund that brings together multiple state and local resources, including ESG and Title XX, and is granted to localities and non-profits to provide services to persons experiencing homelessness	OHCD	OHCD	Department of Housing	Department of Housing
Housing Opportunities for Persons with AIDS (HOPWA)	Funding to house persons with AIDS and provide supportive services	OHCD	OHCD	Department of Housing	Department of Housing

Programs	Brief Description of program	Current Home Agency	Current Administrator	Proposed Home Agency	Proposed Administrator
Municipal:					
Community Development Block Grant (CDBG)	Annual grant provided on a formula basis to states, cities, and counties. Funds to be used for housing (acquisition, rehabilitation) and economic development	OHCD	OHCD	Department of Housing	Department of Housing
Housing Production Fund Municipal Technical Assistance	Technical and financial assistance for cities and towns to support increased local housing production	HRC Coordinating Committee	Department of Housing	Department of Housing	DOA/Department of Housing
Comprehensive Plan Review	All municipalities are required to prepare and adopt a single comprehensive plan every ten years. RIHousing reviews the housing element of the Comprehensive Plan and submits to DOA Statewide Planning who then ensures overall plan meets standards	DOA	DOA/RI Housing	Department of Housing	DOA/Department of Housing
Letters of Eligibility for Developments	Applications for a building permit under a comprehensive plan require a Letter of Eligibility from the State	DOA	DOA	Department of Housing	Department of Housing
State Housing Appeals Board (SHAB)	SHAB hears and adjudicates appeals of local review board decisions relating to comprehensive permit applications that propose to develop low and moderate income housing	RIHousing	RIHousing	Department of Housing	Department of Housing

Programs	Brief Description of program	Current Home Agency	Current Administrator	Proposed Home Agency	Proposed Administrator
Public Housing:					
Public Housing Authority	RIHousing serves as a Public Housing Authority for all areas of the State not covered by local Public Housing Authorities. RIHousing operated centralized waitlist for public housing	RI Housing	RIHousing	RIHousing	RIHousing
Section 8	RIHousing serves as Section 8 administrator for all areas of the State not covered by local Public Housing Authorities. RIHousing operates centralized waitlist for Section 8	RI Housing	RIHousing	RIHousing	RIHousing