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**Carol Pontarelli, Chairman Marilee E. Arsenault**

**Rosemary Andreozzi, Vice Chairman Executive Director**

**June DiLorenzo, Commissioner email:** [**marsenault@nphousing.org**](mailto:marsenault@nphousing.org)

**John Fleming, Commissioner Relay RI-711**

**Azarig Kooloian, Commissioner**

July 25, 2025

**Subject: Partnering to Sustain the Section 8 Program and Support Our Tenants**

Dear Landlord,

As a key partner in the Section 8 Housing Choice Voucher Program, your support has been instrumental in providing safe and affordable housing for many families in our community. We are writing to share an important update regarding the funding for this program and to ask for your understanding and cooperation during this challenging time.

Since 2024, the North Providence Housing Authority (NPHA), along with many housing agencies across Rhode Island, has been facing a funding shortfall. This means that the cost of providing housing assistance through the program has grown faster than the funding we receive from the U.S. Department of Housing and Urban Development (HUD). Specifically, the rising costs of rent and utilities have led to an increase in the Housing Assistance Payments (HAP) we make on behalf of our voucher holders. Unfortunately, HUD’s funding has not kept pace with these increases, and as a result, we are currently spending more on HAP than we are receiving in funding.

We are actively working to address this shortfall and are taking steps to ensure the

long-term stability of the program. Our first priority is transparency, which is why we are reaching out to you today. We are hopeful that HUD will provide additional funding to help bridge this gap, allowing the program to continue operating as usual. However, we must also prepare for the possibility that funding may not be sufficient. In the worst-case scenario, we may be forced to reduce the number of families we can support, which could mean terminating some participants from the program due to insufficient funds.

We were thrilled to hear about the recent passage of H.R. 1968, the Full-Year Continuing Appropriations and Extensions Act, 2025. This legislation provides funding for federal programs, including housing assistance, and we are happy to see this step forward. For us, it could mean additional resources to help close the funding gap we’re experiencing, offering a lifeline to keep the Section 8 program strong and sustainable. While we’re still awaiting specifics on how this will affect our budget, this news gives us a sense of optimism and reinforces our commitment to finding solutions that benefit both tenants and landlords like you.

We understand that a funding shortfall could have serious consequences for everyone involved. For the families we serve—many of whom are elderly, disabled, or low-income—losing their housing assistance could be devastating. For you, as a landlord, it could mean the loss of reliable tenants and the stability that the program provides. That is why we are doing everything in our power to avoid this outcome.

As part of our efforts to mitigate the shortfall, we are asking for your help.

If you were planning to request a rent increase this year, we kindly ask that you consider making the request in a future year. While this is entirely voluntary, it could help reduce the financial strain on the program and lessen the likelihood of having to terminate families from the program. By keeping rents stable for now, you would be playing a crucial role in ensuring that more families can remain housed and that the program can continue to operate effectively.

We want to emphasize that this request is not made lightly, and we fully recognize the financial considerations you face as a property owner. However, we believe that by working together, we can navigate this challenging period and protect the program’s ability to serve our community.

We remain optimistic that with your support and potential additional funding from HUD, we can avoid the most severe consequences of this shortfall. Our team is closely monitoring the situation and will keep you informed of any developments. In the meantime, if you have any questions or would like to discuss this further, please do not hesitate to contact your NPHA representative.

Thank you for your continued partnership and for your commitment to providing quality housing to those in need. Together, we can ensure that the Section 8 program remains a vital resource for our community.

Sincerely,



Marilee Arsenault,

Executive Director

North Providence Housing Authority

**945 Charles Street**

**North Providence, RI 02904**