



NEWS RELEASE

FOR IMMEDIATE RELEASE
July 22, 2026

195 District and Providence Housing Authority Announce Partnership with POAH for Parcel 41 Development and Dexter Manor Rehabilitation

The I-195 Redevelopment District Commission and Providence Housing Authority (PHA) have selected Preservation of Affordable Housing (POAH) as the development partner for a transformational project including the development of a new mixed-income building on 195 District Parcel 41 and the comprehensive redevelopment of the PHA's adjacent 291-unit Dexter Manor community.

"This partnership represents exactly the kind of thoughtful, collaborative development that advances the District's mission while addressing one of Rhode Island's greatest needs—housing," said **Marc Crisafulli, Chair of the I-195 Redevelopment District Commission**. "Together with the Providence Housing Authority and POAH, we're creating something greater than any of us could accomplish alone. By aligning the redevelopment of Dexter Manor with the creation of new mixed-income housing on Parcel 41, we're delivering a project whose impact is greater than the sum of its parts. It will strengthen this neighborhood, expand housing opportunities, and further the District's vision of a vibrant, inclusive community where people of all income levels can live and thrive."

Last year, the Commission approved a framework that authorized the Providence Housing Authority to lead the developer selection process for both the redevelopment of Dexter Manor and the new mixed-income housing project on Parcel 41 and a portion of the Dexter Manor property. Following a competitive selection process, the Providence Housing Authority's selection committee, which included 195 District Executive Director, chose POAH as the development partner. The PHA Board approved the term sheet outlining the deal terms with POAH in June, and the 195 Commission has now finalized the terms governing development of Parcel 41.

"The PHA is thrilled that our partnership with the 195 District has expanded to include POAH for this transformative project aimed at providing high-quality, mixed-income housing adjacent to Dexter Manor in downtown Providence," said **Timothy O'Byrne, Director of Real Estate Development for the Providence Housing Authority**. "As we work with the District and POAH on developing Parcel 41, PHA will also be working with POAH to redevelop Dexter Manor—our largest high-rise public housing development."

"This partnership represents an exciting dual project that will build more than housing—we're building a stronger future for Providence," said **Melissa Sanzaro, Executive Director of the Providence Housing Authority**. "The PHA is dedicated to investing in a neighborhood that encourages opportunity, fosters connections, and supports sustainable community development."

"We are grateful to be selected for this critical project and we look forward to preserving and expanding the supply of affordable housing in the City of Providence," said **Aaron Gornstein, President and CEO of POAH**. "POAH owns and manages more than 1,000 affordable apartments in Rhode Island and this project will continue to further our mission of addressing housing needs for low- and moderate-income families and seniors."

###

Contact:
Cara Cromwell
(401) 440-0090
cara@cromwellpublicaffairs.com