

**Grantee: Rhode Island State Program**

**Grant: B-11-DN-44-0001**

**October 1, 2012 thru December 31, 2012 Performance Report**

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**Grant Number:**

B-11-DN-44-0001

**Obligation Date:****Award Date:****Grantee Name:**

Rhode Island State Program

**Contract End Date:**

03/03/2014

**Review by HUD:**

Reviewed and Approved

**Grant Amount:**

\$5,000,000.00

**Grant Status:**

Active

**QPR Contact:**

Karen Marshall

**Estimated P/RL Funds:**

\$112,700.00

**Total Budget:**

\$5,112,700.00

## Disasters:

### Declaration Number

NSP

## Narratives

### Summary of Distribution and Uses of NSP Funds:

A total of \$5 million has been allocated to the State of Rhode Island's Neighborhood Stabilization Program (NSP). Up to \$500,000 will be retained for State administration of this program. State administrative funds will be shared with Rhode Island Housing, who will operate this program in partnership with the State. Remaining funds, totaling \$4.5 million, will fund competitive application(s).

Eligible applicants included municipalities, non-profit organizations (including Community Development Corporations) and for-profit development entities. Application must be activity and site specific; general programs will be not be entertained.

The State issued a Request for Proposals (RFP) in conjunction with other State and Federal resources for housing development. This joint application covers the Neighborhood Stabilization Program 3, Building Homes Rhode Island (BHRI), Neighborhood Opportunities Program (NOP), HOME and Lead funding. Applications were due mid-January, 2011. While each program has a unique process for the review of applications and determination of awards, the programs will be coordinated to assure projects are funded from the most appropriate sources. An impact plan was submitted with all NSP applications and will be considered as part of review criteria.

#### NSP3 Application Review

Applications received were reviewed for compliance with fundamental NSP/CDBG rules and regulations. Generally, the State prioritized those projects which have the greatest impact in areas with the highest level of need. Other factors considered in the review process include:

Capacity of the applicant to undertake the proposed project.

Feasibility of the project, as proposed.

Timeliness of the project to expend funds in accordance with NSP regulations.

Other Resources - projects which leverage NSP resources will receive priority consideration. However, an activity may be denied funding if the committee feels an alternative resource is available or more suitable for the application under consideration. To serve as a support element for the program, a funding committee ("committee") was established to review and select applications and made funding determinations. The committee will be comprised of two representatives from the Office of Housing and Community Development (OHCD) and two representatives from Rhode Island Housing (RIH). Funding decisions will be made by majority determination.

### How Fund Use Addresses Market Conditions:

HUD has provided estimates of foreclosure need and a foreclosure related need score at the Census Tract, Block Group level. HUD regulations require the State's NSP3 identified target geography be not less than the lesser of the twentieth percentile most needy score in Rhode Island, in this instance, not less than 15. The target neighborhoods selected by the State, to maximize assistance to areas of greatest need, have an individual (and combined) HUD need score of 17 or greater. This information is consistent with previous data collected, including HUD-predicted foreclosure rates and areas with high level of subprime loans, by the State relative to NSP1 to identify areas of greatest need. The State has incorporated data for the City of Providence, an entitlement community, in its assessment.

The State will attempt to maximize impact by focusing its resources on highest need area(s) in which the largest percentage of REO properties can be address or have been addressed (impact).

The specific areas targeted by the State for NSP3 include:

1. Central Falls (Central) Census Tracts(Block Groups): 109(2); 108(2)
2. Pawtucket (Central) Census Tract(Block Group): 164(1) , 161(3)
3. Providence, Smith Hill Census Tract(Block Groups): 026(1 & 2)
4. Providence, West End Census Tract(Block Groups): 014(1, 2 & 3)
5. Providence, South Side Census Tracts(Block Groups): 004(1, 2, 3 & 4); 005(1 & 2); 006(2)
6. Providence, Olneyville Census Tract(Block Groups): 019(2, 5 & 6)



Neighborhood Stabilization Program 3 guidance indicates projects supported should have sufficient impact on the target area. Applicants need to identify target areas that are small enough so that their NSP3 investment has a chance of making this impact. HUD has published the estimated number of (REO) units in each Block Group which need to be addressed to make a visible impact.

The State has conducted a competitive application round in identifying the specific target areas to support. Following is a representative sample of site-specific projects to be funded in these areas. The State may fund additional units in these same target areas. This will assure impact requirements are met in the event initial properties identified are determined not feasible.

Central Falls (Central) - Target Impact 5 units  
Pawtucket (Central) - Target Impact 5 units  
Providence, Smith Hill - Target Impact 5 units  
Providence, West End - Target Impact 9 units  
Providence, South Side - Target Impact 16 units  
Providence, Olneyville - Target Impact 7 units  
TOTAL State Target Impact - 47 units.

The State will assure a minimum number of units in each of the target area are supported with NSP3 resources to meet impact requirements (individually and cumulatively). It is important to note these target neighborhoods have additional invest of local, State and federal resources, maximizing the impact beyond what NSP alone could provide.

### **Ensuring Continued Affordability:**

Applicants shall ensure that the sale, rental, or redevelopment of abandoned and foreclosed-upon homes and residential properties under this section remain affordable to individuals or families whose income do not exceed 120% of area median income, or for units originally assisted with funds under lower-income targeting (D), remain affordable to individuals and families whose income do not exceed 50% of area median income.

The State is adopting the HOME program standards at 24 CFR 92.252(a), (c), (e) and (f), and 92.254 as a minimal standard (Affordable Rents and Continued Affordability) for any unit acquired or rehabilitated with NSP resources.

The State's Comprehensive Housing Production and Rehabilitation Act of 2004 (R.I.G.L. 45-53) sets a threshold goal of 10% for affordable housing in covered municipalities. Any NSP activity in a community not currently meeting its 10% affordable housing goal must maintain a minimum affordability period of 30 years.

Beginning upon project completion, the following affordability requirement apply without regard to the term of any loan or mortgage or the transfer of ownership.

To assure continued affordability, requirements must be imposed by deed restrictions, covenants running with the land, or other mechanisms approved by the State. Projects may utilize the Land Trust model, in which the land ownership is maintained by an approved developer, to maintain affordability of units.

NSP Assisted Units:

Under \$15,000 - 5 years

\$15,000 - \$40,000 - 10 years

Over \$40,000 - 15 years

New construction/acquisition of newly constructed housing - 20 years

### **Definition of Blighted Structure:**

"Blighted Structure" - By HUD definition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare. For a structure to be considered "blighted" under the RI NSP, it must be determined "substandard and not suitable for rehabilitation".

For the purpose of the RI NSP, "Substandard, Not Suitable for Rehabilitation" is defined as any unoccupied, substandard structure which cannot be reasonably brought up to code standards.

### **Definition of Affordable Rents:**

Applicants shall ensure that the sale, rental, or redevelopment of abandoned and foreclosed-upon homes and residential properties under this section remain affordable to individuals or families whose income do not exceed 120% of area median income, or for units originally assisted with funds under lower-income targeting (D), remain affordable to individuals and families whose income do not exceed 50% of area median income.

In accordance with Attachment D, the State is adopting the HOME program standards at 24 CFR 92.252(a), (c), (e) and (f), and 92.254 as a minimal standard (Affordable Rents and Continued Affordability) for any unit assisted with NSP resources. For projects targeting a lower income group, such as 50% of AMI, the maximum rent shall not exceed 30% of the target population's income.

With regard to homeownership, sales price of unit will not exceed limits established under the Building Homes Rhode Island program, as affordable to households earning up to 120% of area median income.

### **Housing Rehabilitation/New Construction Standards:**

All units assisted with NSP will be brought into compliance with the following standards:

Housing Maintenance and Occupancy Code (RIGL Chapter 45-24.3) and State Minimum Housing Building Code (45-24.2) - The purpose of this chapter is to protect the public health, safety and welfare by establishing minimum standards governing the condition and maintenance of all dwelling and dwelling premises or structures, essential to make the dwelling safe, sanitary and fit for human habitation.



Housing Quality Standards (HQS) - HUD Program Standards set forth basic housing quality standards, which are minimum criteria necessary for the health and safety of occupants, with the objective of assuring the availability of decent, safe, sanitary housing. Federal (24 CFR Part 35 - Subpart J (Rehabilitation) and Subpart K (Acquisition/Services)) and be in compliance with State (R23-24.6PB) Regulations regarding Lead Based Paint Hazards. - The purpose of the federal regulations is to establish procedures to eliminate as far as practicable lead-based paint hazards in a residential property that receives Federal rehabilitation assistance under a program administered by HUD. RI Lead regulations enforces rules and regulations relative to Lead Based Paint Hazard Elimination. It is important to note that Lead Hazard Control funding may be combined with NSP resources to meet this requirement. The State Rehabilitation and Building Fire Code standards for existing buildings and structures will be complied with in rehabilitation work assisted with NSP. Compliance with local code and zoning ordinances is also required. Eligible rehabilitation costs may include improvements to increase energy efficiency or conservation or to provide a renewable energy sources/sources for such homes. Applicants are encouraged to incorporate modern green building and energy efficiency improvement in all NSP activities, where feasible. All gut rehabilitation or new construction of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes. All gut rehabilitation or new construction of mid- or high- rise multi-family housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy. Other rehabilitation must meet these standards to the extent applicable to threabilitation work undertaken (eg replace older obsolete products and appliances (such as windows, doors, lighting, hote water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products. Water efficient toilets, showers and faucets, such as those with the WaterSense label, must be installed. Where relevant, the housing should be improved to mitigate the impact of disasters (eg. flooding, hurricane).

**Vicinity Hiring:**

**Procedures for Preferences for Affordable Rental Dev.:**

**Grantee Contact Information:**

Michael Tondra, Chief - State of Rhode Island, Office of Housing and Community Development (401) 222-6490; michael.tondra@doa.ri.gov  
 Carol Ventura, Director of Development - Rhode Island Housing (401) 457-1129; cventura@rihousing.org

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$5,042,474.00
<b>Total Budget</b>	\$4,532,471.00	\$5,042,474.00
<b>Total Obligated</b>	\$370,175.00	\$5,002,471.00
<b>Total Funds Drawdown</b>	\$746,809.69	\$2,603,011.55
<b>Program Funds Drawdown</b>	\$744,109.69	\$2,600,311.55
<b>Program Income Drawdown</b>	\$2,700.00	\$2,700.00
<b>Program Income Received</b>	\$0.00	\$2,700.00
<b>Total Funds Expended</b>	\$1,345,744.53	\$2,603,011.55
<b>Match Contributed</b>	\$0.00	\$0.00



## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$750,000.00	\$0.00
Limit on Admin/Planning	\$500,000.00	\$0.00
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$500,000.00	\$500,000.00

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,250,000.00	\$3,107,214.00

## Overall Progress Narrative:

Expenditure Information was updated to reflect cumulative totals actually expended on activities. Funds are drawn down to reimburse documented expenditures.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
301, Acq/Rehab - HO - LMMI	\$41,257.26	\$916,124.00	\$194,190.40
302, Acq/Rehab - Rental - 25% Set-Aside	\$702,852.43	\$3,696,576.00	\$2,406,121.15
399, Administration	\$0.00	\$500,000.00	\$0.00



## Activities

**Grantee Activity Number:** 301-20 (82 Lincoln)

**Activity Title:** 82 Lincoln-SWAP

**Activity Category:**

Construction of new housing

**Project Number:**

301

**Projected Start Date:**

07/01/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq/Rehab - HO - LMMI

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

Rhode Island Housing

Overall	Oct 1 thru Dec 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$154,500.00
<b>Total Budget</b>	\$154,500.00	\$154,500.00
<b>Total Obligated</b>	\$0.00	\$154,500.00
<b>Total Funds Drawdown</b>	\$24,983.00	\$101,094.00
<b>Program Funds Drawdown</b>	\$24,983.00	\$101,094.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$64,338.00	\$101,094.00
Rhode Island Housing	\$64,338.00	\$101,094.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The current foreclosed property will be demolished by the City of Central Falls. The vacant lot will be donated to REACH who will build a single family, three bedroom house. When complete, it will be sold to a first-time, moderate income buyer.

**Location Description:**

A blighted area with many foreclosures.

**Activity Progress Narrative:**

Funds drawn on reimbursement basis. Updating 'expended' data to reflect actual.

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number: 301-30 (39 Burnside)**

**Activity Title: 39 Burnside-SWAP**

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

301

**Projected Start Date:**

03/01/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq/Rehab - HO - LMMI

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

Rhode Island Housing

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$10,954.00
<b>Total Budget</b>	\$10,954.00	\$10,954.00
<b>Total Obligated</b>	\$0.00	\$10,954.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Rhode Island Housing	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

SWAP, Inc. will acquire and rehabilitate this vacant two family home to create a single family four bedroom for homeownership.

**Location Description:**

The property is close to many homeownership and rental developments that SWAP, Inc. has completed or is currently working on.

**Activity Progress Narrative:**

Budget set during quarter.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**





## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 301-31 (87 Comstock)

**Activity Title:** 87 Comstock-SWAP

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

301

**Projected Start Date:**

04/01/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq/Rehab - HO - LMMI

**Projected End Date:**

01/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Rhode Island Housing

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$102,214.00
<b>Total Budget</b>	\$102,214.00	\$102,214.00
<b>Total Obligated</b>	\$0.00	\$62,214.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Rhode Island Housing	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

SWAP will acquire and rehabilitate a vacant, historic, single family, four bedroom/ home and sell to a moderate income home buyer.

**Location Description:**

This Providence property, being redeveloped by SWAP is close to many of the rental and homeownership properties that the non-profit is currently working on or has completed.

**Activity Progress Narrative:**

Budget increased during quarter.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number: 301-32 (118 Potters)**

**Activity Title: 118 Potters-SWAP**

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

301

**Projected Start Date:**

08/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq/Rehab - HO - LMMI

**Projected End Date:**

04/01/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

Rhode Island Housing

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$44,000.00
<b>Total Budget</b>	\$44,000.00	\$44,000.00
<b>Total Obligated</b>	\$0.00	\$44,000.00
<b>Total Funds Drawdown</b>	\$1,728.76	\$44,000.00
<b>Program Funds Drawdown</b>	\$1,728.76	\$44,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$2,700.00
<b>Total Funds Expended</b>	\$1,728.76	\$44,000.00
Rhode Island Housing	\$1,728.76	\$44,000.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

SWAP will acquire and rehabilitate a vacant single family, four bedroom home situated on a large parcel of land for homeownership.

**Location Description:**

The property is in the center of SWAP's Potters Avenue revitalization development.

**Activity Progress Narrative:**

Funds drawn and expended within quarter.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**



## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 301-33 (65 Potters)\*

**Activity Title:** 65 Potters-SWAP

**Activity Category:**

Construction of new housing

**Project Number:**

301

**Projected Start Date:**

06/01/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq/Rehab - HO - LMMI

**Projected End Date:**

03/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Rhode Island Housing

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$108,925.00
<b>Total Budget</b>	\$108,925.00	\$108,925.00
<b>Total Obligated</b>	\$0.00	\$108,925.00
<b>Total Funds Drawdown</b>	\$0.00	\$27,873.55
<b>Program Funds Drawdown</b>	\$0.00	\$27,873.55
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$27,873.55
Rhode Island Housing	\$0.00	\$27,873.55
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity will decstrong and demolish a very large, too-dense-for-the-lot, blighted property. The corner lot location is key to neighborhood cohesion. A new, two-family home will be constructed and sold to a homeowner with an income up to 80% of AMI.

**Location Description:**

This property is in the center of SWAP's Potters Avenue Area Revitalization (PAAR) LIHTC development. It is also central to many of the SWAP homeownership units and near to SWAP's recently completed elderly housing development.

**Activity Progress Narrative:**

Budget set within quarter.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**



## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 301-34 (180 Potters)\*

**Activity Title:** 180 Potters-SWAP

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

301

**Projected Start Date:**

02/01/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq/Rehab - HO - LMMI

**Projected End Date:**

11/30/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

Rhode Island Housing

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$95,000.00
<b>Total Budget</b>	\$95,000.00	\$95,000.00
<b>Total Obligated</b>	\$0.00	\$95,000.00
<b>Total Funds Drawdown</b>	\$14,545.50	\$21,222.85
<b>Program Funds Drawdown</b>	\$14,545.50	\$21,222.85
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$21,222.85	\$21,222.85
Rhode Island Housing	\$21,222.85	\$21,222.85
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

SWAP will acquire and rehabilitate a two-family home to be sold to a moderate income buyer.

**Location Description:**

The property is located in the enter of SWAP's Potters Avenue revitalization development.

**Activity Progress Narrative:**

Within the quarter, the budget was set, funds were drawn, and the expenditure amount was updated.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**





## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 301-35 (191 Washington)

**Activity Title:** 191 Washington-REACH

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

301

**Projected Start Date:**

09/01/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq/Rehab - HO - LMMI

**Projected End Date:**

04/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Rhode Island Housing

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$260,260.00
<b>Total Budget</b>	\$260,260.00	\$260,260.00
<b>Total Obligated</b>	\$260,260.00	\$260,260.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Rhode Island Housing	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity will be the new construction of a two family home with three bedrooms in each unit. When complete, the property will be sold to a buyer with a LMMI. The second unit will be leased to a very low income household.

**Location Description:**

The activity location site is at the intersection of Washington Street and Chestnut Street in Central Falls, RI. New construction will be built to replace the units that were previously on the site.

**Activity Progress Narrative:**

The budget and obligation amounts were set for this activity within the quarter.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**



## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number: 301-36 (500 Prairie)**

**Activity Title: 500 Prairie-SWAP**

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

301

**Projected Start Date:**

10/01/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq/Rehab - HO - LMMI

**Projected End Date:**

05/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Rhode Island Housing

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$14,921.00
<b>Total Budget</b>	\$14,921.00	\$14,921.00
<b>Total Obligated</b>	\$14,921.00	\$14,921.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Rhode Island Housing	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity will build with new construction a three bedroom, single family home. SWAP will sell the property to a household earning no more than a LMMI.

**Location Description:**

SWAP's focus area in the South Side neighborhood of Providence, RI.

**Activity Progress Narrative:**

The budget and obligation amounts were set within the quarter.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**



## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 301-37 (341 Plain)

**Activity Title:** 341 Plain Street

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

301

**Projected Start Date:**

11/01/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq/Rehab - HO - LMMI

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Rhode Island Housing

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$55,124.00
<b>Total Budget</b>	\$55,124.00	\$55,124.00
<b>Total Obligated</b>	\$55,124.00	\$55,124.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Rhode Island Housing	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

SWAP will demolish the existing vacant and foreclosed home to construct a new single family house on the property. When complete, SWAP will sell to an individual earning within the moderate income guidelines.

**Location Description:**

The South Side neighborhood of Providence, RI, an area of focus for developer, Stop Wasting Abandoned Properties (SWAP). This site is at the center of SWAP's Low Income Housing Tax Credit (LIHTC) development program.

**Activity Progress Narrative:**

The budget and obligation were set within the quarter.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**



## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 302-20 (Olney Village)

**Activity Title:** Olney Village-OHC-MF

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

302

**Projected Start Date:**

11/30/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acq/Rehab - Rental - 25% Set-Aside

**Projected End Date:**

11/30/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

Rhode Island Housing

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$677,000.00
<b>Total Budget</b>	\$677,000.00	\$677,000.00
<b>Total Obligated</b>	\$0.00	\$677,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$677,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$677,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$677,000.00
Rhode Island Housing	\$0.00	\$677,000.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**

The budget was set within the quarter.

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.





## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>302-30 (Phoenix Apts/Medina Village)</b>
<b>Activity Title:</b>	<b>Phoenix Apts/ Medina Village-OMNI-MF</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Activity Status:**  
Under Way

**Project Number:**  
302

**Project Title:**  
Acq/Rehab - Rental - 25% Set-Aside

**Projected Start Date:**  
01/31/2012

**Projected End Date:**  
12/31/2012

**Benefit Type:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
Rhode Island Housing

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,600,000.00
<b>Total Budget</b>	\$1,600,000.00	\$1,600,000.00
<b>Total Obligated</b>	\$0.00	\$1,600,000.00
<b>Total Funds Drawdown</b>	\$267,127.00	\$958,953.23
<b>Program Funds Drawdown</b>	\$264,427.00	\$956,253.23
<b>Program Income Drawdown</b>	\$2,700.00	\$2,700.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$579,390.00	\$958,953.23
Rhode Island Housing	\$579,390.00	\$958,953.23
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

OMNI development corp. will redevelop affordable rental housing through the rehabilitation of several foreclose, vacant, and abandoned properties. The goal is to transform the properties from blighting influences into community assets. The secondary goal is on property management and community engagement.

**Location Description:**

Multiple properties in the West End neighborhood of Providence, RI.

**Activity Progress Narrative:**

Within the quarter, the budget was set, funds were drawn, and the expenditure field was updated to reflect actual expenditures to date.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**



## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 302-41 (698 Main)

**Activity Title:** 698 Main-PCDC-MF

**Activity Category:**

Construction of new housing

**Project Number:**

302

**Projected Start Date:**

03/01/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq/Rehab - Rental - 25% Set-Aside

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

Rhode Island Housing

**Overall**

**Total Projected Budget from All Sources**

**Total Budget**

**Total Obligated**

**Total Funds Drawdown**

**Program Funds Drawdown**

**Program Income Drawdown**

**Program Income Received**

**Total Funds Expended**

Rhode Island Housing

**Match Contributed**

**Oct 1 thru Dec 31, 2012**

N/A

\$589,359.00

\$39,870.00

\$148,016.34

\$148,016.34

\$0.00

\$0.00

\$216,375.64

\$216,375.64

\$0.00

**To Date**

\$589,362.00

\$589,362.00

\$589,359.00

\$255,710.14

\$255,710.14

\$0.00

\$0.00

\$255,710.14

\$255,710.14

\$0.00

**Activity Description:**

Pawtucket Citizens Development Corporation purchased the property, demolished the existing and abandoned multifamily property, and is underway with redevelopment. PCDC will construct (3) two-bedroom units and (3) three-bedroom units on the site. The new construction will provide 6 NSP rental units for individuals or families earning up to 50% of AMI.

The RI NSP3 grant has had 2 rounds of RFP's as of 12/01/2012. This activity received awards in each round. Thus, the 2nd round award increased the original activity budget in DRGR.

**Location Description:**

698 Main Street, downtown Pawtucket, RI.

**Activity Progress Narrative:**

Within the quarter, the budget and obligation amounts were revised, funds were drawn and the expenditure amount was updated.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 302-50 (17 Fletcher)

**Activity Title:** 17 Fletcher-REACH

**Activity Category:**

Construction of new housing

**Project Number:**

302

**Projected Start Date:**

07/01/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acq/Rehab - Rental - 25% Set-Aside

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

Rhode Island Housing

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$220,200.00
<b>Total Budget</b>	\$220,200.00	\$220,200.00
<b>Total Obligated</b>	\$0.00	\$220,200.00
<b>Total Funds Drawdown</b>	\$75,369.00	\$152,341.00
<b>Program Funds Drawdown</b>	\$75,369.00	\$152,341.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$113,257.00	\$152,341.00
Rhode Island Housing	\$113,257.00	\$152,341.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

REACH will acquire and demolish a two-family foreclosed and vacant property. It will then construct a new two-family home for rental to low income households.

**Location Description:**

The project will compliment three new two-family homes on Fletcher Street, a project on nearby Cowden Street and two on nearby Ledge Street.

**Activity Progress Narrative:**

Within the quarter, the budget was set, funds were drawn and the expenditures were updated.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**



## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 302-60 (26 Goddard)

**Activity Title:** 26 Goddard-SHCDC

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

302

**Projected Start Date:**

01/01/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acq/Rehab - Rental - 25% Set-Aside

**Projected End Date:**

10/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

Rhode Island Housing

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$200,000.00
<b>Total Budget</b>	\$0.00	\$200,000.00
<b>Total Obligated</b>	\$0.00	\$200,000.00
<b>Total Funds Drawdown</b>	\$93,468.38	\$193,738.60
<b>Program Funds Drawdown</b>	\$93,468.38	\$193,738.60
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$193,738.60	\$193,738.60
Rhode Island Housing	\$193,738.60	\$193,738.60
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

SHCDC will acquire and rehabilitate the property for the purpose of creating three low income rental units.

**Location Description:**

Goddard Street is the main target area of SHCDC's development work and the location of their headquarters. SHCDC currently owns over a dozen homes on the street.

**Activity Progress Narrative:**

During the quarter, funds were drawn and the expenditure field was updated to reflect actual reimbursement costs.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**





## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 302-61 (41 Goddard)

**Activity Title:** 41 Goddard-SHCDC

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

302

**Projected Start Date:**

01/01/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acq/Rehab - Rental - 25% Set-Aside

**Projected End Date:**

10/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

Rhode Island Housing

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$310,000.00
<b>Total Budget</b>	\$0.00	\$310,000.00
<b>Total Obligated</b>	\$0.00	\$310,000.00
<b>Total Funds Drawdown</b>	\$121,571.71	\$171,078.18
<b>Program Funds Drawdown</b>	\$121,571.71	\$171,078.18
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$155,693.68	\$171,078.18
Rhode Island Housing	\$155,693.68	\$171,078.18
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

SHCDC will acquire and rehabilitate a large home next door to their headquarters creating three two-bedroom units. When complete, the units will be rented to low income households and the property will have created parking and green spaces.

**Location Description:**

Goddard Street is the main target area of SHCDC's development work.

**Activity Progress Narrative:**

During the quarter, funds were drawn and expenditures were updated.

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.



## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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