

Action Plan

Grantee: Rhode Island State Program

Grant: B-11-DN-44-0001

Grant Amount:	\$ 5,000,000.00
Status:	Reviewed and Approved
Estimated PI/RL	\$ 112,700.00
Total Budget:	\$ 5,112,700.00

Funding Sources

No Funding Sources Found

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

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
301	Acq/Rehab - HO - LMMI	301-20 (82 Lincoln)	82 Lincoln-SWAP
		301-30 (39 Burnside)	39 Burnside-SWAP
		301-31 (87 Comstock)	87 Comstock-SWAP
		301-32 (118 Potters)	118 Potters-SWAP
		301-33 (65 Potters)*	65 Potters-SWAP
		301-34 (180 Potters)*	180 Potters-SWAP
		301-35 (191 Washington)	191 Washington-REACH
		301-36 (500 Prairie)	500 Prairie-SWAP
		301-37 (341 Plain)	341 Plain Street
302	Acq/Rehab - Rental - 25% Set-Aside	302-20 (Olney Village)	Olney Village-OHC-MF
		302-30 (Phoenix Apts/Medina)	Phoenix Apts/ Medina Village-OMNI-MF
		302-40 (50 & 81 Pacific)	50 & 81 Pacific-PCDC-MF
		302-41 (698 Main)	698 Main-PCDC-MF
		302-50 (17 Fletcher)	17 Fletcher-REACH
		302-60 (26 Goddard)	26 Goddard-SHCDC
		302-61 (41 Goddard)	41 Goddard-SHCDC



399
9999

Administration
Restricted Balance

399-10

Administration

No activities in this project

Activities



Grantee Activity Number: 301-20 (82 Lincoln)
Activity Title: 82 Lincoln-SWAP

Activity Type:

Construction of new housing

Project Number:

301

Projected Start Date:

07/01/2012

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Activity Status:

Under Way

Project Title:

Acq/Rehab - HO - LMMI

Projected End Date:

12/31/2012

Total Budget:

\$ 154,500.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 154,500.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units ζ other green	
#Sites re-used	1
#Units exceeding Energy Star	
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	2
#Units with solar panels	

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Rhode Island Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Rhode Island Housing	Non-Profit	\$ 154,500.00

Location Description:

A blighted area with many foreclosures.



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.



Grantee Activity Number: 301-30 (39 Burnside)
Activity Title: 39 Burnside-SWAP

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

301

Projected Start Date:

03/01/2012

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Activity Status:

Under Way

Project Title:

Acq/Rehab - HO - LMMI

Projected End Date:

12/31/2012

Total Budget:

\$ 10,954.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 10,954.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units ζ other green	
#Units deconstructed	
#Sites re-used	1
#Units exceeding Energy Star	
#Units with bus/rail access	1
#Low flow showerheads	2
#Low flow toilets	2
#Units with solar panels	
#Dishwashers replaced	
#Clothes washers replaced	
#Refrigerators replaced	
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	8
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	
#Energy Star Replacement Windows	23



of Properties

1

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

Rhode Island Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Rhode Island Housing	Non-Profit	\$ 10,954.00

Location Description:

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

Activity Description:

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



Grantee Activity Number: 301-31 (87 Comstock)
Activity Title: 87 Comstock-SWAP

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

301

Project Title:

Acq/Rehab - HO - LMMI

Projected Start Date:

04/01/2012

Projected End Date:

01/31/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 102,214.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

COMPLETED

Total Funds Amount:

\$ 102,214.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units ζ other green	
#Units deconstructed	
#Sites re-used	1
#Units exceeding Energy Star	
#Units with bus/rail access	1
#Low flow showerheads	2
#Low flow toilets	2
#Units with solar panels	
#Dishwashers replaced	
#Clothes washers replaced	
#Refrigerators replaced	
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	2
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	36



of Properties

1

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

Rhode Island Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Rhode Island Housing	Non-Profit	\$ 102,214.00

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 Description:

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

Grantee Activity Number: 301-32 (118 Potters)
Activity Title: 118 Potters-SWAP

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 301

Projected Start Date:
 08/01/2011

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
 COMPLETED

Activity Status:
 Under Way

Project Title:
 Acq/Rehab - HO - LMMI

Projected End Date:
 04/01/2012

Total Budget: \$ 44,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 44,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units ζ other green	
#Units deconstructed	
#Sites re-used	1
#Units exceeding Energy Star	
#Units with bus/rail access	1
#Low flow showerheads	2
#Low flow toilets	2
#Units with solar panels	
#Dishwashers replaced	
#Clothes washers replaced	
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	8
#Replaced hot water heaters	1
#Replaced thermostats	2
#Efficient AC added/replaced	
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	20



of Properties

1

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

Rhode Island Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Rhode Island Housing	Non-Profit	\$ 44,000.00

Location Description:

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

Activity Description:

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



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

Activity Type:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 301

Project Title:
 Acq/Rehab - HO - LMMI

Projected Start Date:
 06/01/2012

Projected End Date:
 03/31/2013

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 108,925.00

Other Funds Total: \$ 0.00

Environmental Assessment:

Total Funds Amount: \$ 108,925.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# Owner Households	1		1	100.00
# of Households	2	1	1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Sites re-used	1
#Units exceeding Energy Star	
#Units with bus/rail access	2
#Low flow showerheads	2
#Low flow toilets	2
#Units with solar panels	

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Rhode Island Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Rhode Island Housing	Non-Profit	\$ 108,925.00

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 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.



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

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

301

Projected Start Date:

02/01/2012

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

EXEMPT

Activity Status:

Under Way

Project Title:

Acq/Rehab - HO - LMMI

Projected End Date:

11/30/2012

Total Budget:

\$ 95,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 95,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# Owner Households	1		1	100.00
# of Households	2	1	1	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Units deconstructed	
#Sites re-used	1
#Units exceeding Energy Star	
#Units with bus/rail access	2
#Low flow showerheads	2
#Low flow toilets	2
#Units with solar panels	
#Dishwashers replaced	
#Clothes washers replaced	
#Refrigerators replaced	
#Light fixtures (outdoors) replaced	3
#Light Fixtures (indoors) replaced	12
#Replaced hot water heaters	2
#Replaced thermostats	2
#Efficient AC added/replaced	
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1



#Energy Star Replacement Windows 24
of Properties 1

Activity is being carried out by Grantee: **Activity is being carried out through:**

No

Organization carrying out Activity:

Rhode Island Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Rhode Island Housing	Non-Profit	\$ 95,000.00

Location Description:

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

Activity Description:

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



Grantee Activity Number: 301-35 (191 Washington)
Activity Title: 191 Washington-REACH

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

301

Project Title:

Acq/Rehab - HO - LMMI

Projected Start Date:

09/01/2012

Projected End Date:

04/01/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 260,260.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 260,260.00

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

1

0.00

of Households

1

0.00

Proposed Accomplishments

of Singlefamily Units

Total

2

of Housing Units

2

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Rhode Island Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Rhode Island Housing

Organization Type

Non-Profit

Proposed

\$ 260,260.00

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 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.



Grantee Activity Number: 301-36 (500 Prairie)
Activity Title: 500 Prairie-SWAP

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

301

Project Title:

Acq/Rehab - HO - LMMI

Projected Start Date:

10/01/2012

Projected End Date:

05/01/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 14,921.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 14,921.00

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Rhode Island Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Rhode Island Housing	Non-Profit	\$ 14,921.00

Location Description:

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

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.



Grantee Activity Number: 301-37 (341 Plain)
Activity Title: 341 Plain Street

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

301

Project Title:

Acq/Rehab - HO - LMMI

Projected Start Date:

11/01/2012

Projected End Date:

07/31/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 55,124.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

COMPLETED

Total Funds Amount:

\$ 55,124.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

1

0.00

of Households

1

0.00

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

#Sites re-used

1

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Rhode Island Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Rhode Island Housing

Organization Type

Non-Profit

Proposed

\$ 55,124.00

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 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.



Grantee Activity Number: 302-20 (Olney Village)
Activity Title: Olney Village-OHC-MF

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 302

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

Projected Start Date:
 11/30/2011

Projected End Date:
 11/30/2012

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 677,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 677,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	20			0.00
# of Households	20			0.00

Proposed Accomplishments	Total
# of Multifamily Units	20
# of Housing Units	20

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Rhode Island Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Rhode Island Housing	Non-Profit	\$ 677,000.00

Location Description:

Activity Description:



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

Activity Type:

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

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 1,600,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 1,600,000.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	16	16		100.00
# of Households	16	16		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	16
# of Housing Units	16
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units ζ other green	
#Units deconstructed	
#Sites re-used	4
#Units exceeding Energy Star	
#Units with bus/rail access	
#Low flow showerheads	16
#Low flow toilets	16
#Units with solar panels	
#Dishwashers replaced	
#Clothes washers replaced	
#Refrigerators replaced	16
#Light fixtures (outdoors) replaced	5
#Light Fixtures (indoors) replaced	75
#Replaced hot water heaters	16
#Replaced thermostats	16
#Efficient AC added/replaced	
#High efficiency heating plants	5
#Additional Attic/Roof Insulation	5
#Energy Star Replacement Windows	150



of Properties

5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Rhode Island Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Rhode Island Housing	Non-Profit	\$ 1,600,000.00

Location Description:

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

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.



Grantee Activity Number: 302-40 (50 & 81 Pacific)
Activity Title: 50 & 81 Pacific-PCDC-MF

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

302

Project Title:

Acq/Rehab - Rental - 25% Set-Aside

Projected Start Date:

03/01/2012

Projected End Date:

12/31/2012

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 100,014.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 100,014.00

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	5	5		100.00
# of Households	5	5		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	5
# of Housing Units	5
# of Properties	2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Rhode Island Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Rhode Island Housing	Non-Profit	\$ 100,014.00

Location Description:

Pacific Street is a fairly quiet street where about half of the homes are owner occupied and in very good condition.

Activity Description:

PCDC will acquire and rehabilitate two blighted properties that have been vacant for two years to create five affordable rental units.



Grantee Activity Number: 302-41 (698 Main)
Activity Title: 698 Main-PCDC-MF

Activity Type:

Construction of new housing

Project Number:

302

Projected Start Date:

03/01/2012

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

UNDERWAY

Activity Status:

Under Way

Project Title:

Acq/Rehab - Rental - 25% Set-Aside

Projected End Date:

12/31/2012

Total Budget:

\$ 589,362.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 589,362.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total

Low

Mod

Low/Mod%

6

0.00

of Households

6

0.00

Proposed Accomplishments

of Multifamily Units

Total

6

of Housing Units

6

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units ζ other green

#Sites re-used

1

#Units exceeding Energy Star

#Units with bus/rail access

6

#Low flow showerheads

6

#Low flow toilets

6

#Units with solar panels

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Rhode Island Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Rhode Island Housing

Organization Type

Non-Profit

Proposed

\$ 589,362.00

Location Description:

698 Main Street, downtown Pawtucket, RI.



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.



Grantee Activity Number: 302-50 (17 Fletcher)
Activity Title: 17 Fletcher-REACH

Activity Type:

Construction of new housing

Project Number:

302

Projected Start Date:

07/01/2012

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Activity Status:

Under Way

Project Title:

Acq/Rehab - Rental - 25% Set-Aside

Projected End Date:

12/31/2012

Total Budget:

\$ 220,200.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 220,200.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	2
# of Housing Units	2
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units ζ other green	
#Sites re-used	1
#Units exceeding Energy Star	
#Units with bus/rail access	2
#Low flow showerheads	2
#Low flow toilets	2
#Units with solar panels	

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Rhode Island Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Rhode Island Housing	Non-Profit	\$ 220,200.00

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 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.



Grantee Activity Number: 302-60 (26 Goddard)
Activity Title: 26 Goddard-SHCDC

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

302

Project Title:

Acq/Rehab - Rental - 25% Set-Aside

Projected Start Date:

01/01/2012

Projected End Date:

10/31/2012

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 200,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:

COMPLETED

Total Funds Amount: \$ 200,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	3	3		100.00
# of Households	3	3		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units ζ other green	
#Units deconstructed	
#Sites re-used	1
#Units exceeding Energy Star	
#Units with bus/rail access	3
#Low flow showerheads	3
#Low flow toilets	3
#Units with solar panels	
#Dishwashers replaced	
#Clothes washers replaced	
#Refrigerators replaced	3
#Light fixtures (outdoors) replaced	4
#Light Fixtures (indoors) replaced	17
#Replaced hot water heaters	3
#Replaced thermostats	3
#Efficient AC added/replaced	
#High efficiency heating plants	3
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	36



of Properties

1

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

Rhode Island Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Rhode Island Housing	Non-Profit	\$ 310,000.00

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 Description:

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



Grantee Activity Number: 302-61 (41 Goddard)
Activity Title: 41 Goddard-SHCDC

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

302

Project Title:

Acq/Rehab - Rental - 25% Set-Aside

Projected Start Date:

01/01/2012

Projected End Date:

10/31/2012

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 310,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 310,000.00

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	3	3		100.00
# of Households	3	3		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units ζ other green	
#Units deconstructed	
#Sites re-used	1
#Units exceeding Energy Star	
#Units with bus/rail access	3
#Low flow showerheads	3
#Low flow toilets	3
#Units with solar panels	
#Dishwashers replaced	
#Clothes washers replaced	
#Refrigerators replaced	3
#Light fixtures (outdoors) replaced	4
#Light Fixtures (indoors) replaced	17
#Replaced hot water heaters	3
#Replaced thermostats	3
#Efficient AC added/replaced	
#High efficiency heating plants	3
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	46



of Properties

1

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

Rhode Island Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Rhode Island Housing	Non-Profit	\$ 200,000.00

Location Description:

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

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.



Grantee Activity Number: 399-10
Activity Title: Administration

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

399

Project Title:

Administration

Projected Start Date:

03/03/2011

Projected End Date:

03/03/2014

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Total Budget:

\$ 500,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 500,000.00

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

State of Rhode Island

Proposed budgets for organizations carrying out Activity:

Responsible Organization

State of Rhode Island

Organization Type

State

Proposed

\$ 500,000.00

Location Description:

Administrative costs will be incurred by NSP3 co-grantees, the State of Rhode Island and Rhode Island Housing.

Activity Description:

Administrative costs will be incurred by NSP3 co-grantees, the State of Rhode Island and Rhode Island Housing.



Action Plan History

Version	Date
B-11-DN-44-0001 AP#1	07/11/2012
B-11-DN-44-0001 AP#2	12/06/2012
B-11-DN-44-0001 AP#3	11/07/2012
B-11-DN-44-0001 AP#4	02/21/2012
B-11-DN-44-0001 AP#5	08/29/2012
B-11-DN-44-0001 AP#6	01/17/2013
B-11-DN-44-0001 AP#7	07/11/2012
B-11-DN-44-0001 AP#8	10/25/2011

