

Grantee: Rhode Island

Grant: B-08-DN-44-0001

October 1, 2020 thru December 31, 2020

Grant Number: B-08-DN-44-0001	Obligation Date:	Award Date:
Grantee Name: Rhode Island	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$19,600,000.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$19,600,000.00	Estimated PI/RL Funds: \$1,940,607.76	
Total Budget: \$21,540,607.76		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Progress Towards National Objective Targets:

Activities funded will meet the national objective of predominate benefit to Low/Moderate/Middle - Income (LMMI) persons/households. All activities will meet the LMMI National Objective on the basis of Housing (LMMH) and/or Area Benefit (LMMA).

Land Bank - Because maintenance and other neighborhood stabilizing activities are conducted on all properties acquired through the NSP Land Bank, by program regulation these properties meet the National Objective of LMMI, Area Benefit (LMMA). All properties in the Land Bank are located in NSP Target Areas, which are greater than 51% LMMI. It should be noted that properties will generally be rehabilitated as affordable housing, additionally meeting the LMMI Housing national objective.

Acquisition/Rehabilitation - Every property assisted with acquisition/rehabilitation project funds will meet the LMMI - Housing national objective. A large portion of these sites will be used to house persons at or below 50% of Area Median Income (AMI), counting towards the State's low-income housing targeting goal.

Acquisition Financing - Income requirements of the program ensure that every household receiving assistance to purchase a foreclosed property is at or below 120% of AMI (LMMI). Therefore, activities under this project will all meet the LMMI-Housing (LMMH) national objective.

State Administration and Activity Delivery Costs are presumed to meet the National Objective in the same proportion as the remainder the program as a whole (LMMH & LMMA).

Low-Income Target - To date, the State has committed funds to projects in excess of \$5 million, exceeding its Low-Income Targeting goal of \$4.9 million.

Distribution and and Uses of Funds:

Progress Towards Activity Type Targets

To date, Rhode Island has committed nearly all funds allocated under NSP I to site-specific projects. Activity Type expenditure goals have been achieved in nearly all categories. As anticipated, demand has exceeded resources available. Initial need for demolition has been less than anticipated, while demand for acquisition/rehabilitation financing far exceeds available funds, reallocation is being considered. Since this report covers activity through 9/30/09, many commitments (made throughout October-November) are not detailed. The next report will provide a comprehensive account of obligations in DRGR.

Definitions and Descriptions:



Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$28,961,910.23
Total Budget	\$0.00	\$20,881,564.23
Total Obligated	\$0.00	\$20,881,564.23
Total Funds Drawdown	\$13,205.00	\$19,864,406.15
Program Funds Drawdown	\$13,205.00	\$17,929,514.65
Program Income Drawdown	\$0.00	\$1,934,891.50
Program Income Received	\$0.00	\$1,934,891.50
Total Funds Expended	\$0.00	\$19,864,406.15
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 8,080,346.00
Match Funds	\$ 0.00	\$ 8,080,346.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
City of Providence	\$ 0.00	\$ 1,445,837.95
City of Providence Redevelopment Agency	\$ 0.00	\$ 727,735.30
NeighborWorks Blackstone River Valley	\$ 0.00	\$ 0.00
One Neighborhood Builders	\$ 0.00	\$ 72,554.00
Rhode Island Housing1	\$ 0.00	\$ 6,808,190.64
Rhode Island Housing2	\$ 0.00	\$ 1,757,992.19
State of Rhode Island1	\$ 0.00	\$ 9,028,497.09
State of Rhode Island2	\$ 0.00	\$ 23,598.98

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$8,080,346.00
Overall Benefit Amount	\$21,538,453.70	\$.00	\$.00
Limit on Public Services	\$2,940,000.00	\$.00	\$.00
Limit on Admin/Planning	\$1,960,000.00	\$1,965,716.26	\$1,305,224.18
Limit on Admin	\$.00	\$1,965,716.26	\$1,305,224.18
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$5,385,151.94		\$9,426,466.96

Overall Progress Narrative:

Submitted a RROF for a new activity and rec'd authorization from HUD. Activity to be set up in DRGR once Purchase Order created.



Funds drawn this quarter total \$13,205.00:

ONE NB - 105 Putnam payment request #3 submitted 11/27/2019 approved for payment 7/23/2020 \$6,602.50

ONE NB -105 Putnam payment request #4 final submitted 5/6/2020 approved for payment 9/10/2020 \$6,602.50

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
099, Administrative Costs	\$0.00	\$1,960,000.00	\$1,174,689.70
101, State Homebuyer Assistance	\$0.00	\$2,140,997.00	\$2,140,997.00
102, State Acquisition/Rehabilitation	\$0.00	\$10,023,020.95	\$8,628,737.66
103, Land Bank	\$0.00	\$4,301,273.84	\$4,201,368.81
104, State Demolition/Infrastructure	\$0.00	\$47,655.07	\$47,655.07
105, Homebuyer Counseling	\$0.00	\$12,300.00	\$12,300.00
107, Providence Homebuyer Assistance	\$0.00	\$104,080.00	\$88,439.00
108, Providence Acquisition/Rehabilitation	\$0.00	\$1,981,943.62	\$1,592,924.63
109, Providence NSP1 Administration	\$0.00	\$0.00	\$0.00
110, OHCD Acquisition/Rehabilitation	\$13,205.00	\$572,981.51	\$36,686.52
120, Bridge Activity	\$0.00	\$5,716.26	\$5,716.26
DELETED-ACTIVITIES, DELETED-ACTIVITIES (Temporary)	\$0.00	\$0.00	\$0.00

Activities

Project # / 110 / OHCD Acquisition/Rehabilitation



Grantee Activity Number:	110-01
Activity Title:	542 Front Street Woonsocket

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
110

Project Title:
OHCD Acquisition/Rehabilitation

Projected Start Date:
12/31/2018

Projected End Date:
06/29/2020

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
NeighborWorks Blackstone River Valley

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$356,666.00
Total Budget	\$0.00	\$356,666.00
Total Obligated	\$0.00	\$356,666.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
NeighborWorks Blackstone River Valley	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

The proposed Front Street Homeownership Project (The Project) is located at 542 Front Street, Woonsocket, RI. It is located in the City's lower Bernon neighborhood and Census Tract 176. The house was built in 1920. NWBRV's objective is to address health and safety concerns regarding hazardous building materials (Lead and Asbestos), preservation and renovation of a foreclosed, abandoned, and blighted multifamily property to meet current fire and building codes. The design approach to the Project would provide the new homeowner(s) a home with lower operating costs, which will benefit both them and their tenant and allow them to maintain affordability.

Location Description:

542 Front Street, Woonsocket RI 02895

Activity Progress Narrative:



Accomplishments Performance Measures

No Accomplishments Performance Measures

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

Activity Supporting Documents:

None

Grantee Activity Number:	110-02
Activity Title:	105 Putnam Street

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
110

Projected Start Date:
02/01/2019

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Program Income Account:
City of Providence NSP1 Program Income Account

Activity Status:
Under Way

Project Title:
OHCD Acquisition/Rehabilitation

Projected End Date:
02/28/2020

Completed Activity Actual End Date:

Responsible Organization:
One Neighborhood Builders

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$72,554.00
Total Budget	\$0.00	\$72,554.00
Total Obligated	\$0.00	\$72,554.00
Total Funds Drawdown	\$13,205.00	\$72,554.00
Program Funds Drawdown	\$13,205.00	\$36,686.52
Program Income Drawdown	\$0.00	\$35,867.48
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$72,554.00
One Neighborhood Builders	\$0.00	\$72,554.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

105 Putnam St is an attractive single-family home on a large corner lot in Olneyville. The 1,350 sf, four-bedroom, two-bathroom property home was built by Habitat for Humanity and sold to a low-income family. Unfortunately, the home was foreclosed upon in early 2017. The property has extensive damage and needs considerable repairs; however, no structural work or alterations are necessary. The project lot is zone as residential and no variances are required. The NSP funds will enable us to replace the roof, windows, boiler, replace the kitchen and bathrooms, repair the porches, replace rotting exterior trim, replace flooring throughout the interior, update the smoke and CO detectors and bathroom ventilation. This property will be resold family whose income does not exceed 120% AMI.

Location Description:

105 Putnam St Providence RI 02909

Activity Progress Narrative:

Activity complete. All funds expended.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Substantially Rehabilitated	0	1/1
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/1	1/0	1/1	100.00
# Owner Households	0	0	0	0/1	1/0	1/1	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Activity Supporting Documents: None

