

Action Plan

Grantee: Rhode Island

Grant: B-11-DN-44-0001

LOCCS Authorized Amount:	\$ 5,000,000.00
Grant Award Amount:	\$ 5,000,000.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 210,946.16
Total Budget:	\$ 5,210,946.16

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 resources 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 targets 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 visable 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 absolute 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:

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Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
301	Acq/Rehab - HO - LMMI	301-10 (Aprsl & Legal Fees for Failed Acq.)	Aprsl & Legal Fees for Failed Acquisitions	



		301-20 (82 Lincoln) REACH	82 Lincoln-REACH
		301-30 (39 Burnside) SWAP	39 Burnside-SWAP
		301-31 (87 Comstock) SWAP	87 Comstock-SWAP
		301-32 (118 Potters) SWAP	118 Potters-SWAP
		301-33 (65 Potters)* SWAP	65 Potters-SWAP
		301-34 (180 Potters)* SWAP	180 Potters-SWAP
		301-35 (191 Washington) REACH	191 Washington-REACH
		301-36 (500 Prairie) SWAP	500 Prairie-SWAP
		301-37 (341 Plain) SWAP	341 Plain Street-SWAP
		301-50 (44 Lillian) CWRI	44 Lillian - CWRI
302	Acq/Rehab - Rental - 25% Set-	302-20 (Olney Village) OHC	Olney Village-OHC-MF
		302-30 (Phoenix Apts/Medina Village) OMNI	Phoenix Apts/ Medina Village- OMNI-MF
		302-40 (50 & 81 Pacific) PCDC	50 & 81 Pacific-PCDC-MF
		302-41 (698 Main) PCDC	698 Main-PCDC-MF
		302-50 (17 Fletcher) REACH	17 Fletcher-REACH
		302-60 (26 Goddard) SHCDC	26 Goddard-SHCDC
		302-61 (41 Goddard) SHCDC	41 Goddard-SHCDC
303	OHCD Acquisition/Rehabilitation	303-01 Bowdoin St	106-122 Bowdoin St (ONE NB)
399	Administration	399-10	Administration
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / 301 / Acq/Rehab - HO - LMMI

Grantee Activity Number: 301-10 (Aprsl & Legal Fees for Failed Acq.)

Activity Title: Aprsl & Legal Fees for Failed Acquisitions

Activity Type:

Acquisition - general

Project Number:

301

Projected Start Date:

06/01/2014

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

Acq/Rehab - HO - LMMI

Projected End Date:

06/01/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
5		5	100.00
5		5	100.00

5

5

100.00

of Households

5

5

100.00

Proposed Accomplishments

of Singlefamily Units

Total

5

of Housing Units

5

of Properties

5

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Rhode Island Housing2

Organization Type

Non-Profit

Proposed Budget

\$ 0.00



Location Description:

All possible and failed acquisition inquiries are associated with property within the Rhode Island NSP3 target areas.

Activity Description:

Prior to a property being acquired, legal fees and appraisal costs often accrue. This activity reimburses the expenditures of those properties investigated as possible NSP3 acquisitions. These costs associated with the failed acquisitions will be moved to the 301-50 (44 Lillian) per guidance from the Field Office and Headquarters staff regarding project delivery costs for failed acquisitions. A drawdown under this activity was completed on 9/8/2014 for an eligible activity. This draw was in error, and staff was not aware that DRGR would permit it to be completed since the Action Plan was not in approved status. Per guidance, this draw was revised to activity 301-50. The budget/obligation for this activity is now being zeroed out.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



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

Activity Title: 82 Lincoln-REACH

Activity Type:

Construction of new housing

Project Number:

301

Projected Start Date:

07/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acq/Rehab - HO - LMMI

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 154,500.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 154,500.00

Program Income Account:

NSP3 Program Income Account

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units with other green

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

Total

1

1

1

1

1

2



Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Rhode Island Housing2	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.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



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

Activity Title: 39 Burnside-SWAP

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

301

Projected Start Date:

03/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acq/Rehab - HO - LMMI

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 10,954.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 10,954.00

Program Income Account:

NSP3 Program Income Account

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units with other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#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

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Rhode Island Housing2	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.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



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

Activity Title: 87 Comstock-SWAP

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

301

Projected Start Date:

04/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acq/Rehab - HO - LMMI

Projected End Date:

01/31/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 62,214.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 62,214.00

Program Income Account:

NSP3 Program Income Account

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units with other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

#Dishwashers replaced

#Clothes washers replaced

#Refrigerators replaced

Total

1

1

1

1

2

2



#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

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Rhode Island Housing2	Non-Profit	\$ 62,214.00

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.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



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

Activity Title: 118 Potters-SWAP

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

301

Projected Start Date:

08/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acq/Rehab - HO - LMMI

Projected End Date:

04/01/2012

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 44,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 44,000.00

Program Income Account:

NSP3 Program Income Account

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units with other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

#Dishwashers replaced

#Clothes washers replaced

#Refrigerators replaced

Total

1

1

1

1

2

2

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

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Rhode Island Housing2	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.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



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

Activity Title: 65 Potters-SWAP

Activity Type:

Construction of new housing

Project Number:

301

Projected Start Date:

06/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acq/Rehab - HO - LMMI

Projected End Date:

03/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 108,925.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 108,925.00

Program Income Account:

NSP3 Program Income Account

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1		1	100.00
2	1	1	100.00

Owner Households

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units with other green

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

Total

2

2

1

2

2

2



Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Rhode Island Housing2	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.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



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

Activity Title: 180 Potters-SWAP

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

301

Projected Start Date:

02/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acq/Rehab - HO - LMMI

Projected End Date:

11/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 95,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 95,000.00

Program Income Account:

NSP3 Program Income Account

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1		1	100.00
2	1	1	100.00

Owner Households

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units with other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#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

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Rhode Island Housing2	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.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



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

Activity Title: 191 Washington-REACH

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

301

Projected Start Date:

09/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acq/Rehab - HO - LMMI

Projected End Date:

04/01/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 260,260.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 260,260.00

Program Income Account:

NSP3 Program Income Account

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1			0.00
# of Households	1			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

2

of Housing Units

2

of Properties

1

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Rhode Island Housing2

Organization Type

Non-Profit

Proposed Budget

\$ 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.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



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

Activity Title: 500 Prairie-SWAP

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

301

Projected Start Date:

10/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acq/Rehab - HO - LMMI

Projected End Date:

05/01/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 74,611.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 74,611.00

Program Income Account:

NSP3 Program Income Account

Proposed Beneficiaries

Owner Households

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

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Rhode Island Housing2

Organization Type

Non-Profit

Proposed Budget

\$ 74,611.00

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.



Activity Revision (budget increase) While budget to complete this activity has increased minimally from \$276,265 (2012) to \$281,045 (2014), the primary need for additional NSP financing was due to the denial of City HOME funds originally anticipated/projected. The NSP increase will address this funding gap and permit the development to proceed. The NSP3 budget for this activity was increased to \$74,611. Program Income provided the source of funding for the increase.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

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

Activity Title: 341 Plain Street-SWAP

Activity Type:

Clearance and Demolition

Project Number:

301

Projected Start Date:

11/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acq/Rehab - HO - LMMI

Projected End Date:

07/31/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 14,193.25

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 14,193.25

Program Income Account:

NSP3 Program Income Account

Proposed Beneficiaries

of Households

Total

Low

Mod

Low/Mod%

1

0.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Rhode Island Housing2

Organization Type

Non-Profit

Proposed Budget

\$ 14,193.25

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.



5/2019

Reduce budget from 55,124.00 to 14193.25 as NSP3 reconciliation process.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 301-50 (44 Lillian) CWRI**Activity Title: 44 Lillian - CWRI****Activity Type:**

Acquisition - general

Activity Status:

Under Way

Project Number:

301

Project Title:

Acq/Rehab - HO - LMMI

Projected Start Date:

09/01/2014

Projected End Date:

09/01/2015

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:**

Not Blocked

Total Budget: \$ 19,206.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 19,206.00**National Objective:**

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

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	2
# of Housing Units	2
# of Properties	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Rhode Island Housing2	Non-Profit	\$ 19,206.00

Location Description:

The South Side neighborhood of Providence, RI.

Activity Description:

Community Works RI (CWRI) plans to acquire this vacant lot property from the Providence Redevelopment Agency. CWRI will then construct a two-unit, owner-occupied home and sell it to a household at or below 80% of



AMI. This activity budget also covers project delivery costs for legal and appraisal costs associated with 44 Lillian, and, per guidance from the Boston Field Office, for failed acquisitions at the following addresses: 215 Lenox, 57 Federal, 41 Moore, 356 Douglas, 14 Pekin, and 23 Calder. These costs will be vouchered in the following amounts: \$1,918 and \$5400.
5/2019
reduced budget from 20,000 to 19,206/part of NSP3 reconciliation process

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 302 / Acq/Rehab - Rental - 25% Set-Aside



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

Activity Title: Olney Village-OHC-MF

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

302

Projected Start Date:

11/30/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acq/Rehab - Rental - 25% Set-Aside

Projected End Date:

11/30/2012

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 677,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 677,000.00

Program Income Account:

NSP3 Program Income Account

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
-------	-----	-----	----------

20

0.00

of Households

20

0.00

Proposed Accomplishments

of Multifamily Units

Total

20

of Housing Units

20

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Rhode Island Housing2

Organization Type

Non-Profit

Proposed Budget

\$ 677,000.00

Location Description:**Activity Description:**

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



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

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:**

Not Blocked

Total Budget: \$ 1,600,000.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 1,600,000.00**National Objective:**

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

Benefit Report Type:

Direct (Households)

Program Income Account:

NSP3 Program Income Account

Proposed Beneficiaries

Renter Households

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

of Households

Proposed Accomplishments

of Multifamily Units

Total

16

of Housing Units

16

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units with 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

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Rhode Island Housing2	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.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



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

Activity Title: 50 & 81 Pacific-PCDC-MF

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

302

Projected Start Date:

03/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acq/Rehab - Rental - 25% Set-Aside

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 100,014.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 100,014.00

Program Income Account:

NSP3 Program Income Account

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

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Rhode Island Housing2	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.



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



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

Activity Title: 698 Main-PCDC-MF

Activity Type:

Construction of new housing

Project Number:

302

Projected Start Date:

03/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acq/Rehab - Rental - 25% Set-Aside

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 589,361.95

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 589,361.95

Program Income Account:

NSP3 Program Income Account

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
6			0.00
6			0.00

of Households

Proposed Accomplishments

of Multifamily Units

of Housing Units

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units with other green

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

Total

6

6

1

6

6

6



Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Rhode Island Housing2	Non-Profit	\$ 589,361.95

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.

The budget and obligation were reduced by 5 cents in the Action Plan to match the actual expenditure amount.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



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

Activity Title: 17 Fletcher-REACH

Activity Type:

Construction of new housing

Project Number:

302

Projected Start Date:

07/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acq/Rehab - Rental - 25% Set-Aside

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 220,200.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 220,200.00

Program Income Account:

NSP3 Program Income Account

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
2	2		100.00
2	2		100.00

of Households

Proposed Accomplishments

of Multifamily Units

of Housing Units

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units with other green

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

Total

2

2

1

2

2

2



Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Rhode Island Housing2	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.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



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

Activity Title: 26 Goddard-SHCDC

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

302

Projected Start Date:

01/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acq/Rehab - Rental - 25% Set-Aside

Projected End Date:

10/31/2012

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 200,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 200,000.00

Program Income Account:

NSP3 Program Income Account

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
3	3		100.00
3	3		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units with other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

#Dishwashers replaced

#Clothes washers replaced

#Refrigerators replaced

Total

3

3

1

3

3

3

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

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Rhode Island Housing2	Non-Profit	\$ 200,000.00

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.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



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

Activity Title: 41 Goddard-SHCDC

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

302

Projected Start Date:

01/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acq/Rehab - Rental - 25% Set-Aside

Projected End Date:

10/31/2012

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 310,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 310,000.00

Program Income Account:

NSP3 Program Income Account

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
3	3		100.00
3	3		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units with other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

#Dishwashers replaced

#Clothes washers replaced

#Refrigerators replaced

Total

3

3

1

3

3

3

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

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Rhode Island Housing2	Non-Profit	\$ 310,000.00

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.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 303 / OHCD Acquisition/Rehabilitation



Grantee Activity Number: 303-01 Bowdoin St

Activity Title: 106-122 Bowdoin St (ONE NB)

Activity Type:

Construction of new housing

Project Number:

303

Projected Start Date:

05/15/2021

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

OHCD Acquisition/Rehabilitation

Projected End Date:

12/31/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 170,506.96

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 170,506.96

Proposed Accomplishments

of Singlefamily Units

of Multifamily Units

of Housing Units

of Targeted Section 3 Labor Hours

of Section 3 Labor Hours

of Total Labor Hours

of Elevated Structures

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units with other green

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

Total

8

8



Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
One Neighborhood Builders	Non-Profit	\$ 170,506.96

Location Description:

Activity Description:

ONE Neighborhood Builders will construct the shared parking and eight townhouses. The project is a multi-family development in the Olneyville neighborhood of Providence. Olneyville is in census track 19. Rental project targeted to households at 50-60-80% AMI.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 399 / Administration



Grantee Activity Number: 399-10

Activity Title: Administration

Activity Type:

Administration

Project Number:

399

Projected Start Date:

03/03/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/03/2014

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 500,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 500,000.00

Program Income Account:

NSP3 Program Income Account

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

State of Rhode Island2

Organization Type

State

Proposed Budget

\$ 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.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Action Plan Comments:

Yuhasz, Amy Action Plan revision to increase the budget for #302-41 by \$3 approved on 1/17/2013. A. Yuhasz

Gaetz, Lois Because the Plain Street project was already obligated under a contract or in a written agreement an explanation for the deobligation of funds should be recorded in the activity description narrative. Additionally, the explanation should include how the project will be completed under the original scope with a reduction to its budget in the amount of \$40,931. The Prairie St. activity description narrative should provide a detailed explanation for the "increased costs" and the need for additional NSP funds? You will need to include this information in the upcoming QPR as well. LAG 2/19/14

Gaetz, Lois The grantee will explain in its narrative the end use for the Plain st activity and the rebudgeting of those funds to the Prairie St. activity. Additionally, the State will indicate whether this change will trigger a substantial amendment and if so how it will meet the requirements of its Citizen's Participation plan. LAG 02/27/2014

Gaetz, Lois The grantee has returned the 341 Plain Street activity to its original status, funded at \$55,124. At this time the project cannot move forward due to the developers inability to secure HOME funds to complete the new construction. Due to the expenditure deadline, no amendment for this activity will be pursued at this time. No other funds will be expended for this activity unless it is determined that DB applied to the demolition. LAG 03/03/2014

500 Prairie. The budget to complete this activity has increased minimally from \$276,265 (2012) to \$281,045 (2014), the primary need for additional NSP financing was due to the denial of City HOME funds originally anticipated/projected. The NSP increase will address this funding gap and permit the development to proceed. The NSP3 budget for this activity was increased to \$74,611. Program Income provided the source of funding for the increase. LAG 03/03/2014

Gaetz, Lois Action Plan will need to be modified to include project delivery costs for failed acquisitions (appraisals and legal costs) under the eligible acquisition activity Lillian. LAG 9/09/2014

Gaetz, Lois The grantee moved the delivery costs associated with activity 301-10 to 44 Lillian activity. There was a draw down made in error on the activyt 301-10, this will be revised to the 44 Lillian activity as soon as the action plan is approved. the grantee will then zero out the budget and notify the field office of the transaction. LAG 09/10/2014

Gaetz, Lois An activity was created to pay for appraisal costs:
301-10 Appraisal/Legal Fees for failed acquisitions \$15,000
One draw was made.

Subsequent to the draw, the grantee learned that those appraisals for failed aquis had to be included in an activity that would meet national objective.

The text below is taken from the submitted action plan, under activity 301-10. That was the guidance from you and HQ. Hope this helps.

"These costs associated with the failed acquisitions will be moved to the 301-50 (44 Lillian) per guidance from the Field Office and Headquarters staff regarding project delivery costs for failed acquisitions. A drawdown under this activity was completed on 9/8/2014 for an eligible activity. This draw was in error, and staff was not aware that DRGR would permit it to be completed since the Action Plan was not in approved status. Per guidance, this draw was revised to activity 301-50. The budget/obligation for this activity is now being zeroed out."

KAG1024/14

Straczek, A new activity set up to expend the remaining grant funds. Activity #: 303-01 Bowdoin Street

Action Plan History

Version	Date
B-11-DN-44-0001 AP#16	01/26/2022
B-11-DN-44-0001 AP#15	04/27/2021
B-11-DN-44-0001 AP#14	10/11/2019
B-11-DN-44-0001 AP#13	07/15/2019
B-11-DN-44-0001 AP#12	10/24/2014
B-11-DN-44-0001 AP#11	09/10/2014
B-11-DN-44-0001 AP#10	03/03/2014
B-11-DN-44-0001 AP#9	07/18/2013
B-11-DN-44-0001 AP#8	01/17/2013
B-11-DN-44-0001 AP#7	12/06/2012
B-11-DN-44-0001 AP#6	11/07/2012
B-11-DN-44-0001 AP#5	08/29/2012
B-11-DN-44-0001 AP#4	07/11/2012
B-11-DN-44-0001 AP#3	07/11/2012
B-11-DN-44-0001 AP#2	02/21/2012
B-11-DN-44-0001 AP#1	10/25/2011

