

Action Plan

Grantee: Providence, RI

Grant: B-11-MN-44-0001

LOCCS Authorized Amount:	\$ 1,309,231.00
Grant Award Amount:	\$ 1,309,231.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 250,000.00
Total Budget:	\$ 1,559,231.00

Funding Sources

Funding Source	Funding Type
NSP 3	Other Federal Funds

Narratives

Summary of Distribution and Uses of NSP Funds:

These NSP III funds will be used across several distressed Providence Neighborhoods. The funds will be used to demolish two deteriorating single family homes and replace them with three single family homes by adjoining abutting lots. These funds will also be used to rehabilitate several multi-family homes that will benefit moderate income homeowners as well as low-income renters.

18 units exceeding Energy Star
3 units other green measures

How Fund Use Addresses Market Conditions:

Structures unsuitable for rehabilitation and sale will be replaced with new, high-quality affordable housing, reflecting the impact on housing stock in this area due to the rise in foreclosures and the rise in abandoned properties.

Ensuring Continued Affordability:

All units assisted with NSP funds must meet the requirements specified in 24 CFR 92.252(a), (c), (e) and (f) and 92.254. Specifically, selected redevelopers shall record or have recorded a deed restriction, running with the land, on all units acquired, rehabilitated (or newly developed following demolition) for units assisted with NSP restricting occupancy and allowable rents for the following periods:

Minimum NSP: Periods of Affordability

< \$15,000: 5 Years

\$15,000 - \$40,000: 10 Years

>\$40,000: 15 Years

New construction or acquisition of new housing: 20 Year

The following is the current Affordable Rent guidance for Providence:

<http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/2010/ri.pdf>

Definition of Blighted Structure:

Shall mean properties that meet the federal NSP III definition of "Abandoned" (The Abandoned Property and Rehabilitation Act), OR that are unfit for human habitation or occupancy, or use, due to dilapidation, defects increasing the hazards of fire, accidents or other calamities, lack of ventilation, light or sanitation facilities, or due to other conditions rendering such building or buildings, or part thereof, unsafe or unsanitary, or dangerous or detrimental to the health or safety or otherwise inimical to the welfare of the residents.



Definition of Affordable Rents:

All units assisted with NSP funds must meet the requirements specified in 24 CFR 92.252(a), (c), (e) and (f) and 92.254. Specifically, selected redevelopers shall record or have recorded a deed restriction, running with the land, on all units acquired, rehabilitated (or newly developed following demolition) for units assisted with NSP restricting occupancy and allowable rents for the following periods:

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Housing Rehabilitation/New Construction Standards:

All units rehabilitated with NSP funds shall meet/adhere to the following standards, as a minimum:

- All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) 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 multifamily 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 the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot 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 (e.g., earthquake, hurricane, flooding, fires).
- Meet or exceed Section 8 Housing Quality Standards (HQS).
- Conform to the requirements of the RI Building Code and City of Providence Building and Code Regulations.
- Conform to all Fire Code Regulations.
- Conform and be in compliance with all City of Providence Zoning Ordinances

The City is seeking to maximize potential coordination with its Green & Healthy Housing Initiative and broader environmental sustainability goals. Therefore, in its solicitation the City encouraged applicants to incorporate “green and healthy” design and construction principles in their proposals. The Department will actively work with all selected partners to realize the maximum incorporation of “green and healthy” design and construction practices into executed projects.

Additionally, the Department will work with the selected applicants to coordinate, to the maximum extent feasible, demolition related activities with the Providence Economic Development Partnership’s DOL-funded Pathways out of Poverty employment training program. This program seeks to identify properties for deconstruction and demolition 1) as a training exercise for low-income Providence residents and 2) to recycle viable building materials. In addition, the Department of Planning and Development will work with selected applicants to maximize local hiring and placing graduates of the Pathways out of Poverty training program.

In keeping with standard practice, all grantees will be contractually obligated to participate in the City’s First Source local hiring initiative which requires grantees to first seek to fill job openings with city residents seeking employment. In addition to the pipeline of qualified, trained, and ready local residents provided through the Department of Labor-funded Pathways Out of Poverty program, the City has a contractual relationship with a local workforce intermediary that provides construction trades training and a source of qualified, trained, job-ready residents. NSP3 grantees will be required to maximize potential hiring through these initiatives.

Vicinity Hiring:

In keeping with standard practice, all grantees will be contractually obligated to participate in the City’s First Source local hiring initiative which requires grantees to first seek to fill job openings with city residents seeking employment. In addition to the pipeline of qualified, trained, and ready local residents provided through the Department of Labor-funded Pathways Out of Poverty program, the City has a contractual relationship with a local workforce intermediary that provides construction trades training and a source of qualified, trained, job-ready residents. NSP3 grantees will be required to maximize potential hiring through these initiatives.

Procedures for Preferences for Affordable Rental Dev.:

All units assisted with NSP funds must serve households with incomes at or below 120 percent of the AMI, with a minimum of 25 percent of the units developed with NSP funds must serve households with incomes at or below 50 percent of the AMI.

All completed properties will be marketed to qualified low income families ready for either homeownership or rental opportunities. All of the subgrantees for this project have a pipeline of applicants for either opportunity. All city partners will be informed of these opportunities, including the Housing Network of Rhode Island, Providence Housing Authority, and the Housing Resource Commission of RI.

All homebuyers assisted through NSP funds must be provided 8 hours of homebuyer counseling through a HUD-certified homebuyer counseling organization.

All units assisted with NSP funds must meet the requirements specified in 24 CFR 92.252(a), (c), (e) and (f) and 92.254. Specifically, selected redevelopers shall record or have recorded a deed restriction, running with the land, on all units acquired, rehabilitated (or newly developed



following demolition) for units assisted with NSP restricting occupancy and allowable rents for the following periods:

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The following is the current Affordable Rent guidance for Providence:

<http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/2010/ri.pdf>

Grantee Contact Information:

NSP3 Program Administrator Contact Information

Name (Last, First)

Frumerie, Caitlin

Email Address

cfrumerie@providenceri.com

Phone Number

401.351.4300 x409

Mailing Address

400 Westminster Street, Providence, RI 02903

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
P-ADMIN	Program Administration	A-0 Admin	program administration
P-Eligible use B	rehab of foreclosed & abandoned	A-1 Smith Hill LMMI rehab	Candace Street LMMI
		A-2 Smith Hill LH 25 rehab	Candace Street LH 25
P-Eligible use E	Redevelopment of vacant properties	A-3 Olneyville LMMI NC	Audrey Street LMMI
		A-4 Olneyville LH 25 NC	Audrey Street LH 25
		A-5 Rejuvenation LH 25 rehab	Rejuvenation LH 25
		A-6 Rejuvenation LMMI rehab	Rejuvenation LMMI



Activities

Project # / Title: P-ADMIN / Program Administration

Grantee Activity Number: A-0 Admin
Activity Title: program administration

Activity Type:

Administration

Project Number:

P-ADMIN

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)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

03/03/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 130,923.10

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 130,923.10

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Providence

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Providence	Local Government	\$ 130,923.10

Location Description:

admin funds will be used at DPD 444 Westminster St

Activity Description:



Project # / Title: P-Eligible use B / rehab of foreclosed & abandoned properties

Grantee Activity Number: A-1 Smith Hill LMMI rehab
Activity Title: Candace Street LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 P-Eligible use B

Projected Start Date:
 06/29/2012

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 rehab of foreclosed & abandoned properties

Projected End Date:
 06/29/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 286,885.09

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 286,885.09

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	3		3	100.00
# of Households	3		3	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	3
# of Housing Units	3
# of Substantially Rehabilitated Units	3
#Sites re-used	3
#Units exceeding Energy Star	3
#Units with bus/rail access	3



#Clothes washers replaced	3
#Refrigerators replaced	3
#Replaced hot water heaters	3
# of Properties	3

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

No

Organization carrying out Activity:

Smith Hill Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Smith Hill Development Corporation	Non-Profit	\$ 200,000.00

Location Description:

30 Candace Street
58 Candace Street
63 Candace Street

Activity Description:

Smith Hill will rehab two two family structures, this activity will concentrate on the owners units which will be moderate units. Smtih Hill has added another project to their NSP 3 project which is a two family structure. the owner's unit and rental unit will be moderate units



Grantee Activity Number: A-2 Smith Hill LH 25 rehab
Activity Title: Candace Street LH 25

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 P-Eligible use B

Project Title:
 rehab of foreclosed & abandoned properties

Projected Start Date:
 02/01/2012

Projected End Date:
 03/30/2013

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: \$ 200,000.00

Other Funds Total: \$ 0.00

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

Total Funds Amount: \$ 200,000.00

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	3	2	1	100.00
# of Households	3	2	1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	3
# of Housing Units	3
# of Substantially Rehabilitated Units	3
#Sites re-used	3
#Units exceeding Energy Star	3
#Units with bus/rail access	3
#Replaced hot water heaters	3
# of Properties	3

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

Organization carrying out Activity:
 Smith Hill Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Smith Hill Development Corporation	Non-Profit	\$ 200,000.00



Location Description:

30 Candace Street
 58 Candace Street
 63 Candace Street

Activity Description:

this developer plans to purchase two two family homes and make two units affordable homownership and two units made affordable to very low rental households. This activity will be associated only with the two very low income households. The developer has added another address to its NSP 3 project. It will consist of a two family home with a moderate rental unit.

Project # / Title: P-Eligible use E / Redevelopment of vacant properties

Grantee Activity Number: A-3 Olneyville LMMI NC
Activity Title: Audrey Street LMMI

Activity Type:

Construction of new housing

Project Number:

P-Eligible use E

Projected Start Date:

11/30/2012

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Redevelopment of vacant properties

Projected End Date:

01/30/2013

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

Total Budget: \$ 256,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 256,000.00

Proposed Beneficiaries

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



Proposed Accomplishments

Total

of Singlefamily Units

2

of Housing Units

2

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

Olneyville Housing Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed

Olneyville Housing Corporation

Non-Profit

\$ 256,000.00

Rejuvenation LLC

Unknown

\$ 0.00

Funding Source Name

Matching Funds

Funding Amount

NSP 3

No

\$ 0.00

Location Description:

two single families on Audrey Street

Activity Description:

This developer will construct two new single family homes for sale to hombuyers within the 80% median income



Grantee Activity Number: A-4 Olneyville LH 25 NC
Activity Title: Audrey Street LH 25

Activity Type:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 P-Eligible use E

Project Title:
 Redevelopment of vacant properties

Projected Start Date:
 06/29/2012

Projected End Date:
 06/29/2013

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: \$ 144,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 144,000.00

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

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

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

Organization carrying out Activity:
 Olneyville Housing Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Olneyville Housing Corporation	Non-Profit	\$ 144,000.00

Location Description:
 New construction of one single family units for sale to 50% of AMI

Activity Description:



Audrey Street



Grantee Activity Number: A-5 Rejuvenation LH 25 rehab
Activity Title: Rejuvenation LH 25

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 P-Eligible use E

Project Title:
 Redevelopment of vacant properties

Projected Start Date:
 06/29/2012

Projected End Date:
 06/29/2013

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: \$ 189,153.95

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

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 189,153.95

Environmental Assessment:
 UNDERWAY

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 Singlefamily Units	5
# of Housing Units	5
#Sites re-used	5
#Units with bus/rail access	5
#Replaced hot water heaters	5
# of Properties	5

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

Organization carrying out Activity:
 Rejuvenation LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Rejuvenation LLC	Unknown	\$ 189,153.95

Location Description:

substantial rehab of three homes for rental to 50% persons

44 Hudson Street 2 units

90 Ellery Street 2 units

235 Broadway 1 unit

Activity Description:

substantial rehabilitation of rental units for households up to 50% AMI



Grantee Activity Number: A-6 Rejuvenation LMMI rehab
Activity Title: Rejuvenation LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 P-Eligible use E

Projected Start Date:
 06/29/2012

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

Environmental Assessment:
 UNDERWAY

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Redevelopment of vacant properties

Projected End Date:
 06/29/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 189,153.95

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 189,153.95

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
# of Substantially Rehabilitated Units	3
#Sites re-used	3
#Units with bus/rail access	3
#Replaced hot water heaters	3
# of Properties	3

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

Organization carrying out Activity:
 Rejuvenation LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Rejuvenation LLC	Unknown	\$ 189,153.95

Location Description:

substantial rehabilitation of three units for rent
183 Vinton Street 1 unit
65-67 Rosedale Street 1 unit
51-53 Wood Street 1 unit

Activity Description:

substantial rehabilitation on rental units for households up to 120% AMI

Action Plan Comments:

Action Plan History

Version	Date
B-11-MN-44-0001 AP#1	04/11/2014
B-11-MN-44-0001 AP#2	04/10/2014
B-11-MN-44-0001 AP#3	06/07/2012

