

Rhode Island Housing Resources Commission

Minutes of September 11, 2009

Quarterly Meeting

The meeting was called to order by Susan Baxter, Chair at 8:36 am

Commissioners & Designees:

Baxter, Susan – Chair

Bodington, Susan

Cola, Jeanne

DeLuca, William

Evora, Michael

Flynn, Kevin

Grenon, Paul

Hajian, Kaveh

Hannifan, Chris

Kiesel, Marilyn

Kravitz, Tom

McGunagle, Joanne

Novais, Ana

Ryczek, James

Sekeres, Bonnie

Staff: Guests:

**De Los Santos, Doris Benjamin, Diane
Frumerie, Caitlin Boisseau, Dori
Kimes, Charles Clement, Brenda
Kue, Simon Coleman, Paula
Neirinckx, Ray Davidson, Julia
Shawcross, Noreen Dennehy, Peter
Tondra, Michael Gorbea, Nellie
Vittorioso, Dawn Shea, Frank
Smith, Diane
Shea, Frank
Smith, Diane
Ventura, Carol**

1. Approval of May 15, 2009 Minutes

**Chris Hannifan moved acceptance. Bonnie Sekeres seconded.
Minutes approved.**

2. Report of Chair

**Susan began the meeting honoring the 9/11 anniversary with a
moment of silence.**

Appointments and Reappointments: We are very pleased to welcome

Carrie Zaslow to the Commissioner filling the role of the representative of a housing intermediary. We are also pleased that Tom Kravitz and Bonnie Sekeres were reappointed. Mark Van Noppen and David Hammarstrom have reached term limits but have not been replaced. Therefore, they will continue to serve. Denise Barge has resigned as the representative of an agency advocating for the interests of racial minorities. We will again present suggestions to the Governor for filling these vacancies in the 2010 session of the General Assembly. We also want to welcome and thank Peter Dennehy who has joined us as legal counsel during Marcy Coleman's maternity leave. She had a baby girl in July. Susan welcomed and introduced Caitlin Frumerie as the new Housing Coordinator and Dawn Vittorioso the new Executive Assistant for the Division of Planning.

Meeting Schedule: Please pick up a copy of the FY 2010 meeting schedule. As always, we ask for your flexibility should we need to reschedule to be in line with our BHRI/NOP disbursements. We have lost Friday access to conference room A for the foreseeable future as it is booked for a weekly American Recovery and Reinvestment Act training.

BHRI Distribution Committee: As always, I want to thank Jeanne Cola who has committed her time and expertise to act as Chair. I would also like to thank Carol Ventura and the staff of Rhode Island Housing for their valuable contributions to this process. We have had several

wonderful ground breaking and ribbon cuttings for funded developments including veteran's housing on Bissell Street in Providence operated by Operation Stand Down, Sandywoods Farm in Tiverton developed by Church Community Housing, and SWAP's Dayton Court in Providence. All commissioners are invited to join us at 1380 Broad Street at 10am on Friday, September 18, 2009 for a ground breaking for former Commissioner, Joe Caffey's development for veterans.

Noreen began reporting the American Recovery and Reinvestment Act: The Commission staff continues to implement both the Neighborhood Stabilization Program and the Homeless Prevention and Rapid Re-Housing Program. Noreen explained the challenges we are facing such as the data entry, accountability and reporting with stimulus funds. The data is entered into three different databases. Federal websites will have information disbursement of funds. The announcement will be any day. Should the Commissioners want to keep updated with documents/progress, these are available at:

www.hrc.ri.gov/NSP.php

www.hrc.ri.gov/HPRP.php

Budget 2010: The Commission's program budget has been level funded at \$2,170,000. The Building Homes Rhode Island Bond is in the Capital Budget at \$12.5 million dollars. The Neighborhood Opportunities Program is funded at \$2.5 million dollars.

Offices: During this meeting, we have much regular business to conduct and a presentation on the BHRI progress. At the next scheduled meeting, we will do our annual update on the work of the offices. In the meantime, the staff is willing to provide any information required.

3. Review of FY 2010 Program Budget

Simon Kue presented the budget information as specified below.

FY 09 FY 10

Lead Program

Administrative Fee \$106,000 \$106,000

Lead Hazard Control \$544,000 \$544,000

Inspections

Credit Reports

Relocation Costs

Lead Public Awareness Program

Required Match

Total Lead \$650,000 \$650,000

Homelessness

Consolidated Homeless Fund - State

Women Shelter – Urban League \$218,000 \$200,000

Harrington Hall – House of Hope \$210,000 \$210,000

Supportive Service Program – Riverwood \$300,000 \$300,000

Crossroads Family Shelter \$465,000 \$450,000

Emergency Shelter – Family Resources \$50,000
Transportation Program – RIPTA \$50,000 \$75,000
Winter Overflow Shelters \$47,000 \$5,000
Total Consolidated Homeless Fund - State 1,290,000 \$1,290,000

Shelter Funds – 27 Agencies \$160,000 \$160,000
HMIS Database \$30,000 \$30,000
Homeownership Connection \$40,000 \$40,000
Total \$230,000 \$230,000

Total – HRC Program Budget \$2,170,000 \$2,170,000

Neighborhood Opportunities Program (NOP) \$2,500,000
Affordable Housing Bond \$12,500,000
Consolidated Homeless Funds – Federal 1,720,299
Total \$129,220,299

Total HRC Program Funds \$2,170,000 \$18,890,299

FY10 Consolidated Homeless Funds \$3,010,299
Homeless Provider FY10 Contract Amount State Federal
\$1,290,000 \$1,720,299
43% 57%

AMOS House – 90 Day Program \$160,000 \$160,000
AMOS House – Meals Program \$15,000 \$15,000

AMOS House – Beneficent

Blackstone Valley Advocacy Center

Child and Family \$15,000 \$15,000

Crossroads RI – Homeless Service Program \$25,000 \$25,000

Crossroads RI – Family Center \$150,000 \$150,000

Crossroads RI – Operation First Step \$450,000 \$450,000

Crossroads RI – Women’s Overflow Shelter \$158,000 \$158,000

Domestic Violence Resource Center of South County \$5,000 \$5,000

East Bay Community Action Program \$9,000 \$9,000

Elizabeth Buffum Chase House \$10,000 \$10,000

**Family Resources Community Action – Family
Apartments \$132,000 \$132,000**

**Family Resources Community Action – Woonsocket
Shelter \$50,000 \$50,000**

Harvest Community Church – Homeless Services \$15,000 \$15,000

House of Hope – Operation First Step \$130,000 \$130,000

House of Hope – Housing First Program \$38,000 \$38,000

House of Hope – Harrington Hall \$210,000 \$210,000

House of Hope – Case Management \$50,000 \$50,000

Lucys Hearth \$25,000 \$25,000

McAuley Corporation \$22,000 \$22,000

Mental Health Association of RI – Winter Overflow \$15,000 \$15,000

Mental Health Consumer Advocates of RI \$185,000 \$185,000

New Hope for Families Incorporated \$43,000 \$43,000

Providence Community Action \$30,000 \$30,000

Providence Intown Churches Association \$10,299 \$10,299

RI Coalition for the Homeless \$6,000 \$6,000
RI Family Shelter \$50,000 \$50,000
Riverwood Mental Health Services \$300,000 \$300,000
Urban League RI, Inc. – Operation First Step \$120,000 \$120,000
Urban League RI, Inc. – 208 Prairie Avenue \$200,000 \$200,000
Washington Square Services Corp. \$40,000 \$40,000
Welcome House of South County \$44,500 \$44,500
Westbay CAP \$15,000 \$15,000
**Westerly Area Rest & Meals Warm Inc. – Harvest
Homes \$43,000 \$43,000**
Westerly Area Rest & Meals Warm Inc. – Shelter \$44,500 \$44,500
**Westerly Area Rest & Meals Warm Inc. – Winter
Overflow \$20,000 \$20,000**
Women’s Center of RI \$15,000 \$15,000
RIPTA – Transportation (Line-of-Credit) \$75,000 \$75,000
Adm. Fee @ 5% \$17,596 \$17,596
Overflow Shelters \$67,404 \$5,000 \$62,404
Total \$3,010,299 \$1,290,000 \$1,720,299
FY 10 – Total Consolidated Homeless Funds \$3,010,299

**Following Simon’s presentation, the following two questions were
presented:**

**Jeanne Cola questioned how the homeless funds are distributed.
Noreen explained that there will be a workshop in February that will
go over the process for applications due in April. A committee of HRC
and state department staff makes decisions.**

Susan asked about the winter overflow shelter budget amounts. She questioned why there was such a substantial change. Noreen answered that due to the crisis with the tent cities, a couple's shelter was created. The funding set aside for winter has gone to the couples' shelter.

There was no further discussion. James Ryczek moved to approve the budget. Kevin Flynn seconded and was followed by a unanimous approval.

4. Resolution of The Rhode Island Housing Resources Commission

Prior to Jeanne Cola presenting, she thanked Carol Ventura and her team for their assistance for helping her gather the information as presented below.

Resolved: That the Commission approves the allocation of \$14,372,720 under the Building Homes Rhode Island Program and Neighborhood Opportunity Program as follows:

Rental

Smith Hill CDC \$2,500,000

Pawtucket CDC \$1,775,000

Family Life Center \$760,000

Omni \$680,000

West Elmwood Housing \$550,000

Olneyville Housing \$400,000
E.A. Fish \$390,000
178 Willow Avenue, LLC \$270,000
East Bay CAP \$260,000
***West Bay CAP \$132,568**
REACH \$260,000
Neighbor Works BRV \$240,000
Olneyville Housing \$200,000
House of Hope \$200,000
Operation Stand Down \$165,000
Community Works RI \$164,720
NeighborWorks BRV \$130,000
Church Community Housing \$100,000
Community Works RI \$100,000
House of Hope \$100,000
House of Hope \$70,000
House of Hope \$65,000
Total \$9,512,288
Homeownership
West Elmwood Housing \$715,000
SWAP \$700,000
Deer Brook Development \$588,000
Smith Hill CDC \$130,000
Church Community Housing \$100,000
Church Community Housing \$65,000
NeighborWorks BRV \$65,000

PPSRLF \$65,000

REACH \$65,000

Total \$2,493,000

N.O.P. Operating

Amos House \$715,680

NeighborWorks BRV \$639,812

PCDC \$449,520

PCDC \$203,760

Omni \$189,240

SWAP \$88,440

House of Hope \$67,920

East Bay Cap \$13,060

Total \$2,367,432

*** Please note the original copies distributed at the meeting did not include West Bay Community Action Program. The edits have been made as shown in the above data.**

Following the presentation the following questions were asked:

Bonnie Sekeres asked if there was a lack of community involvement or lack of interest with the Building Homes RI projects. Carol answered the support was a mixture. Carol described projects such as supportive housing, re-entry, veterans housing and foreclosures.

Chris Hannifan noted that funding was for permanent low income housing. Along with the housing, CDCs assist the individuals get on

track by helping them find employment and schools for their children.

Paul Grenon asked what the average completion time to get the projects operating and if the projects be extended. Carol responded extensions can be done, and the average project completion time is six months. Paul wanted to know where the extension information was written in the contract. Carol said that she works with Noreen to make the decision. When the recipients are approved, they receive award letters.

There was no further discussion. Chris Hannifan moved to approve the resolution as amended. Joanne McGunagle abstained. Motion passed.

Building Homes Rhode Island Power Point-Pictorial Review

Meets Threshold

Criteria

BHRI Funding Round 5		
Summary Ranking Sheet	Rental	Building Homes
RI HRC Final Score		September 1, 2009
Applicant Activity Municipality 9/1/09		Recommendation Total
Units BHRI Units		
EAF – Newport LLC Coddington Point Newport	\$390,000	32 32
Smith Hill Community Development Corporation	Smith Hill	Visions

II Providence \$2,500,000 52 52

Pawtucket Citizens Development Corporation Blackstone Valley

Gateway Pawtucket \$1,775,000 33 33

Church Community Housing Corporation 116 Girard

Avenue Newport \$100,000 4 4

West Elmwood Housing Development Corporation Westfield

Commons, 218 Dexter Street Providence \$550,000 16 11

Omni Development Corporation Turning

Point Providence \$680,000 14 14

Rhode Island Family Life Center Living Health Place, 485 Plainfield

Street Providence \$760,000 19 19

East Bay Community Action Program 70 Turner Avenue East

Providence \$260,000 6 6

NeighborWorks BRV 88 Northeast Street

Mill Woonsocket \$240,000 6 6

House of Hope Community Development Corporation 1 – 3 Sisson

Street West Warwick \$70,000 2 2

House of Hope Community Development Corporation George Galen

Wheeler House, 57 Fair Street Warwick \$200,000 5 5

176 Willow Avenue LLC 176 Willow Affordable Housing

Project Warwick \$270,000 6 6

Olneyville Housing Corporation Hyatt – Joslin Street Foreclosure

Intervention Initiative Little Compton \$400,000 7 7

Community Works Rhode Island 117 Daboll

Street Providence \$100,000 2 2

Olneyville Housing Corporation Hillard Street Foreclosure

Intervention Providence \$200,000 4 4
House of Hope Community Development Corporation 32 Melrose
Street West Warwick \$100,000 2 2
Community Works Rhode Island 19 Stanwood
Street Providence \$164,720 3 3
Operation Stand Down 22 Milton Street Johnston \$165,000 3 3
REACH Liberty Place, Rental Apartments Central Falls \$260,000 4 4
House of Hope Community Development Corporation 42 Haswill
Street Warwick \$65,000 1 1
NeighborWorks BRV 63 Hope Street Woonsocket \$130,000 2 2
Balance \$580,280

Summary Ranking Sheet Homeownership Building
Homes RI HRC Final Score September 1, 2009
BHRI Round 5 – 6/19/09 Applicant Homeownership 9/1/09
Recommendation Total Units BHRI Units
\$2,493,000
Deer Brook Development Corp. Deer Brook Estates Phase
II \$588,000 29 11
Church Community Housing Corporation Sandywoods Farm Land
Trust Homeownership \$100,000 2 2
West Elmwood Housing Development Corporation Barrington
Workforce Housing \$715,000 12 11
Smith Hill Community Development Corp. Vision III \$130,000 4 4
SWAP, Inc. Trinity Place Homeownership \$700,000 11 11

Church	Community	Housing	Corporation	Bliss
Homestead	\$65,000	1	1	
NeighborWorks BRV	552 Front Street	\$65,000	1	1
Providence Revolving Fund	54 Sycamore Street	\$65,000	1	1
REACH Liberty Place	– Single Family home	\$65,000	1	1
Balance	\$0			

Neighborhood Opportunities Program – Round XX – September 1, 2009

HRC Meeting – September 11, 2009

Applicant Project	Address Municipality	NOP	Funds
Recommended Total Units	NOP Units	PSH	FHF
Stop Wasting Abandoned Property (SWAP)	Trinity Place 19, 265 Elmwood Ave., 3 Arch St.; 18, 26, 28 Bridgham St.; 1040 Broad St.; 138 Whitmarsh St.; 149, 155 Princeton Ave. Providence	\$88,440	41 2 2-FHF
East Bay Community Action Program	70 Turner Ave. East Providence	\$13,060	6 6 4-PSH 2-FHF
Omni Development Corporation	Turning Point 1380 Broad St.; 24-26 Calla St. Providence	\$189,240	14 14 14-FHF
Pawtucket Citizens Development Corporation & Sayles Avenue Holding Company	196 Sayles Ave. Pawtucket	\$203,760	3 3 3-FHF
Westbay Community Action Program	41 Marlborough St. East Greenwich	\$132,568	5 2 2-PSH

Pawtucket Citizens Development Corporation Blackstone Valley Gateway 204, 216 Broad St.; 185 Dexter St.; 17 Nickerson St.; 220 Barton St.; 8, 10 Cherry St. Central Falls Pawtucket \$449,520 33 8 8-FHF

NeighborWorks Blackstone River Valley 96 Burnside Ave. Woonsocket \$639,812 9 9 9-PSH

Amos House The Brownell House 57 St. Providence \$715,680 14 14 14-PSH

House of Hope Community Development Corporation 42 Haswill St. Warwick \$67,920 1 1 1-FHF

Total 9 Projects \$2,500,000 126 59 30 FHF& 29 PSH

Following Carol's presentation, the following questions were presented:

Kevin Flynn asked with the new projects approved, how many jobs were developed and how many people benefited. Carol stated that she didn't have the information readily available; however, she would provide the information when it becomes available.

5. Discussion: HRC Role, Woonsocket Elimination of Public Housing Stock

TO ALL RESIDENTS

VETERAN'S MEMORIAL FAMILY COMPLEX

WOONSOCKET HOUSING AUTHORITY

The Woonsocket Housing Authority is contemplating the elimination of the Veteran's Memorial housing stock. We are in the preliminary stages of this process. If the Board of Commissioners approves our request at its Board Meeting on Thursday, August 20th, the WHA will start the process by requesting permission from HUD to eliminate the Veteran's Memorial family units. This elimination process will be lengthy and time consuming. It is far from a "done deal".

Please remember that the Woonsocket Housing Authority is committed to providing quality affordable and safe housing for people in need. We will work with you to find suitable housing for you either through our Public Housing Program or our Section 8 Voucher Program. We will make the impact of the elimination of units one that will have the least impact on you.

The Housing Authority will keep the lines of communication open with the residents and will continue to inform you of our plans on a step by step basis.

THANK YOU FOR YOUR COOPERATION AND PATIENCE!!!

WOONSOCKET HOUSING AUTHORITY MANAGEMENT

Ray Neirinckx presented this document to the Commission. This document was provided to the residents at the Veteran's Memorial family units at a Public Hearing on September 10th. Ray is concerned for the 300 units and the 330 Veterans effected. At this time, Ray is unsure of the timeline.

The following questions and concerns immediately followed:

Joanne McGunagle asked why the Woonsocket Housing Authority was eliminating the units? Ray responded that the Woonsocket Housing Authority is stating they do not have the resources to keep up the project. Chris Hannifan asked if this was a difficult building to manage and wondered if the building was obsolete and didn't conform to today's standards? Jeanne Cola suggested other communities collaborate to find suitable housing for the residents. Marilyn Kiesel suggested gathering a listing of housing units available throughout the state. Sue Bodington stated that Woonsocket does their own budgetary cuts, but most housing authorities are struggling through with constrained funds.

Susan Baxter pointed out the limitations of the Commission. Susan asked Peter Dennehy to research what the Committee would be allowed to do to assist in the cease of the evictions. Peter stated that

he would need additional information to proceed. Susan suggested she, Noreen and Ray get together to discuss the situation further. As this issue was time-sensitive, Susan suggested taking a vote to send a letter to the Woonsocket Housing Authority addressing the Commission's concerns. Kevin Flynn suggested asking them to explain the reasoning for the evictions i.e. financial, safety, etc. Susan moved to approve sending a letter to the Woonsocket Public Housing Commissioners to address the plan. Paul Grenon seconded and the motion was unanimously approved.

6. Report on Tent Cities

Noreen explained that since 1999, the Emergency Shelter Task Force has worked on winter plans with the RI Coalition of the Homeless and the Governor's Office. Noreen explained she recognizes the sheltering needs for the homeless. Noreen explained the resources are not available for the community to use. A meeting with the Emergency Task Force will be held to come up with ideas/plans for the upcoming winter.

Crossroads is willing to open their dining room to set up beds for the frigid nights, and the current ban in place for individuals that pose a threat will be lifted during the frigid temperatures.

In terms of reducing homelessness, Ray reported the law that passed on 5/20/09 requires a 90-day notice for tenants in foreclosed

properties. RI Realtors do have a question/answer fact sheet on their website. It is expected that there will be fewer tenants becoming homeless going forward.

7. Public Comment Period

Brenda Clement announced that the RI Coalition Housing conference will be on November 9th. Please see the website for additional information. She also noted that during the legislative session, she expects bills impacting the 10% affordable housing goals to be introduced and suggested a work group to review this issue. Brenda also wanted to recognize the loss of Representative Tom Slater.

Nellie Gorbea, HousingWorks RI, reported a BHRI Issue Brief on funded projects is posted on the HousingWorks website. During the month of October, Nellie will be working with the affordable housing colleagues from Connecticut and Massachusetts to share success stories at a forum for local affordable housing task force members.

Megan Smith, Brown University Student, announced that she has been working with the Tent City residents since January, 2009. Megan said she doesn't think the State is doing enough to help people get off the streets. She said that the people avoid the shelters as they feel "safer" on the streets.

The meeting adjourned at 10:15 am. The next meeting will be on

Friday, December 11, 2009.