

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 365

Approved August 15, 1989

WHEREAS, the need for ample, adequate and affordable housing for the urban population of Providence and for the area designated for residential rental development by the Department of Planning and Development is reflected in statistics supplied by 1980 Census Data. The data relating to downtown Providence does not reflect the decline in population because of destruction of living units through arson and abandonment, and

WHEREAS, of a total population of 2045, approximately 38% of downtown Providence residents live below the poverty threshold, and

WHEREAS, in 1980, 1215 out of 1223 occupied housing units in downtown Providence were renter occupied, with 972 units renting for less than \$197/month. The rental amounts have increased significantly since 1980 because of real estate speculations, the expansion of Rhode Island Hospital into the neighborhood and the decline in housing status, and

WHEREAS, the severe cutbacks in federal housing subsidies have exacerbated the problems in downtown Providence as it has in inner cities throughout the country. With the extinction of new construction and substantial rehabilitation Section 8 subsidies for multi-family housing, the only available subsidy is through section 8 certificates. Providence has approximately 700 certificates with a turn-over of about 70 a year. The waiting list for these certificates is approximately 3,000 at this time, and

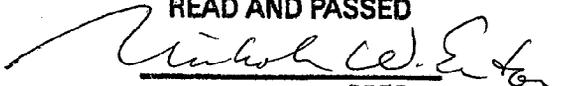
WHEREAS, the need for adequate and affordable housing is obvious both in the downtown Providence neighborhood and in the City of Providence. With the development of the proposed project, it could become a vibrant key to neighborhood revitalization.

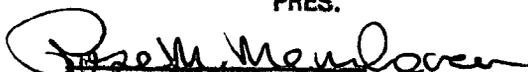
WHEREAS, Providence is one of 54 communities nationwide eligible for Federal Assistance under a Housing Development Grant.

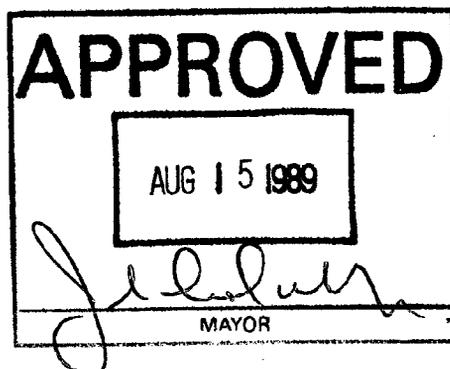
NOW, THEREFORE, BE IT RESOLVED, by the City of Providence that the City Council of the City of Providence, State of Rhode Island hereby authorizes the Honorable Joseph R. Paolino, Jr., Mayor of the City of Providence to apply for a Housing Development Grant on behalf of the City of Providence from the United States Government for the purpose of providing low-moderate income rental housing. The proposed low-moderate income rental housing shall be known as Shepard's Place Apartments, consisting of 100 units of which 40% (40 units) shall be targeted for low income residents.

IN CITY COUNCIL
AUG 10 1989

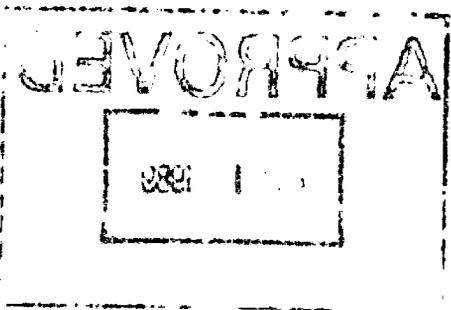
READ AND PASSED


PRES.


CLERK



Councilor Shrin, Councilman Dilli
and Councilman Jangali (By Request)





Department of Planning and Development

"Building Pride In Providence"

July 26, 1989

The Honorables Nicholas W. Easton
and Thomas M. Glavin
c/o The City Clerk's Office
City Hall
Providence, Rhode Island 02903

Dear Council President Easton and
Majority Leader Glavin ^{nick} _{Tou}

Please find herewith a draft resolution authorizing the submission of a HoDAG Application for the Shepard Building. This project when fully developed will consist of 100 housing units, which will include two, three and four bedroom apartments, of which 40% will be set aside for low-and-moderate income families. The project will also include parking for 125 cars and approximately 30,000 square feet of retail space on the ground floor.

The total cost of this project is estimated to be 22 million dollars of which 9 million dollars will be applied for through the HoDAG Program.

We are anticipating the submission of an application in August and respectfully request that this matter be placed on the Docket and approved at the August Council Meeting.

Should you have any questions please give me a call.

As always your assistance and cooperation in these matters is appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Thomas V. Moses".

Thomas V. Moses
Director

TVM:n
JAA

Enclosures



Department of Planning and Development

"Building Pride In Providence"

M E M O R A N D U M

TO : Rose Mendonca, City Clerk
FROM :  Joseph A. Abbate, Associate Director-Economic Development
DATE : July 28, 1989
RE : Resolution - Shepard Building HoDAG

Please find herewith an original letter and resolution addressed to Councilmen Easton and Glavin regarding the authorization for the City to apply for a Housing Development Action Grant. Also you will find 16 copies of the same letter and resolution accompanied by a bound project description for the Center Place Project.

Should you have any questions or need any further information please do not hesitate to call me at 383 extention 603.

Thank you.

FEDERAL ASSISTANCE		2. APPLICANT'S APPLICATION IDENTIFIER	a. NUMBER	3. STATE APPLICATION IDENTIFIER <small>NOTE TO BE ASSIGNED BY STATE</small>	a. NUMBER												
1. TYPE OF SUBMISSION <input type="checkbox"/> NOTICE OF INTENT (OPTIONAL) <input type="checkbox"/> PREAPPLICATION <input checked="" type="checkbox"/> APPLICATION <small>(Mark appropriate box)</small>		b. DATE <i>Year month day</i> 19		b. DATE ASSIGNED <i>Year month day</i> 19													
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4. LEGAL APPLICANT/RECIPIENT a. Applicant Name . City of Providence b. Organization Unit . c. Street/P.O. Box . 44 Washington Street d. City . Providence e. County Providence f. State . Rhode Island g. ZIP Code 02903 h. Contact Person (Name & Telephone No.) . Thomas V. Moses, Esq. (401) 421-7740				5. EMPLOYER IDENTIFICATION NUMBER (EIN) 6. PROGRAM <small>(From CFDA)</small> a. NUMBER [] [] [] [] [] [] [] [] [] [] MULTIPLE <input type="checkbox"/> b. TITLE Section 17 - HDAG													
7. TITLE OF APPLICANT'S PROJECT (Use section IV of this form to provide a summary description of the project.) Housing Development Grant under Section 17, U.S. Housing Act of 1937 as amended, to assist development of 133 rental units, 30% of which will be for low-inc. families. Units are principally two and three bedroom.				8. TYPE OF APPLICANT/RECIPIENT A-State B-Intermediate C-Suburban D-Organization E-City F-Suburban Center G-Special Purpose District H-Community Action Agency I-Higher Educational Institution J-Indian Tribe K-Other (Specify): Enter appropriate letter <input checked="" type="checkbox"/> E													
9. AREA OF PROJECT IMPACT (Name of cities, counties, states, etc.) City of Providence, Rhode Island			10. ESTIMATED NUMBER OF PERSONS BENEFITING 288	11. TYPE OF ASSISTANCE A-Basic Grant B-Supplemental Grant C-Loan D-Insurance E-Other Enter appropriate letter(s) <input checked="" type="checkbox"/> A													
12. PROPOSED FUNDING <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>a. FEDERAL</td><td style="text-align: right;">\$ 9,760,000.00</td></tr> <tr><td>b. APPLICANT</td><td style="text-align: right;">.00</td></tr> <tr><td>c. STATE</td><td style="text-align: right;">9,092,066.00</td></tr> <tr><td>d. LOCAL</td><td style="text-align: right;">800,000.00</td></tr> <tr><td>e. OTHER</td><td style="text-align: right;">2,183,541.00</td></tr> <tr><td>f. Total</td><td style="text-align: right;">\$21,835,607.00</td></tr> </table>		a. FEDERAL	\$ 9,760,000.00	b. APPLICANT	.00	c. STATE	9,092,066.00	d. LOCAL	800,000.00	e. OTHER	2,183,541.00	f. Total	\$21,835,607.00	13. CONGRESSIONAL DISTRICTS OF: a. APPLICANT b. PROJECT 15. PROJECT START DATE <i>Year month day</i> 19 90 01 02 16. PROJECT DURATION 240 Months 18. DATE DUE TO FEDERAL AGENCY <i>Year month day</i> 19 89 07 31		14. TYPE OF APPLICATION A-New B-Renewal C-Renewal D-Construction E-Expansion Enter appropriate letter <input checked="" type="checkbox"/> A 17. TYPE OF CHANGE (For 14c or 14d) A-Increase Duration B-Decrease Duration C-Increase Duration D-Decrease Duration E-Construction Enter appropriate letter(s) [] [] []	
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22. THE APPLICANT CERTIFIES THAT: To the best of my knowledge and belief, data in this preapplication/application are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is approved.		a. YES, THIS NOTICE OF INTENT/PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON: DATE _____ b. NO, PROGRAM IS NOT COVERED BY E.O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW <input type="checkbox"/>															
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c. ADDRESS 800, 000 451 7th St S.W., Room 6110 Washington, D.C. 20410				21. REMARKS ADDED <input type="checkbox"/> Yes <input type="checkbox"/> No																			
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**COPY OF APPLICANT'S TRANSMITTAL LETTER
REQUIRED BY EXECUTIVE ORDER 12372**

DRAFT

July 15, 1989

Mr. _____
Rhode Island Statewide Planning Program
Providence, Rhode Island _____

RE: Executive Order 12372/A-95 Review of HUD Section 17 Housing
Development Grant - Shepards Building, Providence, RI

Dear _____:

This is to inform you that the City of Providence requests an A-95 Review of its application for a HUD Section 17 Housing Development Grant. This federal grant along with RIHMFC financial assistance would allow for the historic rehabilitation of the former Shepards Department Store into a 100 unit rental apartment building on the corner of Westminster and Union Streets in downtown Providence. Since the "HODAG" application must be sent to HUD shortly (by August 21, 1989), we are summarizing below the salient points about the project development in the hope that you will complete the A-95 review as quickly as possible. HUD allows the state clearing house 30 days in which to comment.

The six-story apartment building to be called Shepard's Place Apartments will contain substantially two, three and four bedroom apartments for families (3-BR average), 22,200 square feet of ground level commercial space, and parking spaces for 125 cars. 40 units (40% of the total 100 units) will be designated for lower income tenants in perpetuity, while the remainder will be market rate units. The project will be undertaken by Winn Development Company, a leading housing developer in New England, under the direction and ownership control of Alice B. Winn. Winn Development Company will be requesting through the Rhode Island Housing & Mortgage Finance Corporation tax-exempt financing for a first mortgage of \$9,362,045. The developer also hopes to obtain a second mortgage loan of \$9,490,000 from the City of Providence through the Section 17 Housing Development Grant. Winn will also request \$800,000 of Targeted Loan subsidy through RIHMFC, if available.

The site is located in downtown Providence and is in a designated Urban Renewal Area. The 46,408 square foot site is built upon by a substantially vacant warehouse-type structure, but also contains two stores in the deteriorating structure. There are no residential units at the site and thus, no displacement of residents will occur. The site is zoned (C-3) which allows for multi-family residential development. However, certain variances will have to be obtained from the Board of Zoning Appeals for multi-family residential development.

Page 2
R.I.S.P.P
7/15/89

The projected development is consistent with the City of Providence Housing Assistance Plan which permits new rental construction and stipulates a need for units for families. The development should also serve as an important link to advance further revitalization of this part of town.

Should you have any further questions do not hesitate to contact me at 351-9533.

Sincerely,

Thomas V. Moses, Esq.
Director of Planning & Development

B. Applicant [and Jurisdiction] Information

1. **Eligibility of Applicant**
2. **Performance and Capacity**
3. **Assistance to Lower or Very-Low Income Tenants
(Below 50% of Median) if any.**
4. **HAP Compliance**

ELIGIBILITY OF APPLICANT

ELIGIBILITY OF APPLICANT

The applicant is the City of Providence, Rhode Island. Providence is classified as a unit of general local government, and is therefore an eligible applicant for a Section 17 Housing Development Grant pursuant to HODAG regulations. Further, it is one of 54 cities designated by HUD as an eligible city. The Shepards Building is a new application.

PERFORMANCE AND CAPACITY

B-2 PERFORMANCE - MEETING ASSISTED HOUSING NEEDS

The City of Providence has participated in nearly all of the assisted housing programs offered to it. The various programs have resulted in good progress being made toward meeting the goals designated in Housing Assistance Plans prepared since 1978. Each Housing Assistance Plan and incremental submission have outlined a need for assisted housing resources both for low income family and elderly households. Existing housing stock contains approximately 66% of the total housing units built prior to 1939 and substantial numbers of deteriorated and marginally deteriorated housing units.

The City has managed Public Housing units through its Public Housing Authority for more than 40 years. The PHA currently manages 3,182 units of housing for family and elderly tenants. These units are located in eleven separate developments, scattered throughout the City and range in size from a 32 unit elderly development to a large family townhouse development housing 578 families.

The PHA administers 734 certificates of family participation subsidized through Section 8 Existing Housing Program. In addition, the PHA has received an allocation of 309 units through the Section 8 Moderate Rehabilitation Program. The PHA has solicited and evaluated proposals for the Moderate Rehabilitation units and oversees the financial packaging and construction/rehabilitation phases of each project.

The City of Providence through the Department of Planning and Development has received approximately \$700,000 in Rental Rehabilitation funds. These funds will provide leveraged grants for the rehabilitation of rental housing in selected neighborhoods and should help provide between 225 and 250 units of rehabilitated housing.

Private developers and the Rhode Island Housing and Mortgage Finance Corporation have also assisted the housing needs of lower income residents in the City. Since 1975, over 3,200 units of Section 8 subsidized housing have been constructed or rehabilitated in Providence. These developments are located throughout the City and have offered good quality and affordable housing resources for the poor. Winn Development has participated with Rhode Island Housing in this effort.

The City has received one Urban Development Action Grant for housing. This grant provides for deferred loans to assist low income families with the cost of construction and rehabilitation of housing.

CONFIRM THIS

The City of Providence has assessed the need for housing assistance to homeowners. The City's Home Improvement program has assisted well over two thousand homeowners by providing low interest loans and grants on need and all houses are assisted for housing code and code related problems.

The City of Providence clearly has made significant progress in achieving the needs and goals associated with the Housing Assistance Plan. Unfortunately, this does not mean that the needs of lower income families have been met. Needs have always far outstripped the resources to meet them. Recent analysis of the City's HAP indicates both the needs for continued assistance and the scarcity of resources. The City continues to encourage a diverse group of programs designed to improve housing within the City. It is our belief that the City of Providence has successfully administered numerous housing programs and has the ability to administer the Housing Development Action Grant program described in this application. No one housing type is excluded from long term goals as the City is in need of new, rehabilitated and existing housing rental subsidies. Realistic goals have been targeted and continue to proceed, even in an era of limited Federal resources.

CAPACITY TO ADMINISTER THE HODAG PROGRAM

The Department of Planning and Development will be primarily responsible for HODAG activities. The DPD has over 40 years of experience in administering housing and development programs through urban renewal activities and other planning and development programs. Assistance where necessary is available from the Providence Housing Authority. The DPD has a comprehensive staff of approximately 80 persons, with divisions specializing in fiscal, legal, engineering, planning and project execution activities.

See Attached Summary of Department of Planning and Development - Housing Development and Rehabilitation, July 1, 1986 - July 1, 1988.

Impediments to timely construction starts:

Staff review of the proposed project has revealed no impediment to a timely construction start.

Staff Availability:

All municipal departments concerned with this application have staff in appropriate specialities who can take on the administrative tasks associated with this project. Additionally, DPD has implemented a computerized project management system that enhances its administrative capacity using existing staff.

Construction Progress - Monitoring:

DPD has extensive experience in construction supervision of multi-million dollar projects, many of which involve federal assistance. Construction progress will be closely monitored under this program.

Requisition/Disbursement Process:

Funds for this project will be drawn from a letter of credit and will be drawn down pursuant to grant agreements as required by the Federal Grant & Cooperative Agreement Act of 1977 and in compliance with the Intergovernmental Cooperation Act. The City of Providence, through the Department of Planning and Development, has fulfilled all requirements and has drawn down more than 60 million dollars from CDBG funds, more than 7 million in UDAG funds, and more than ___ million in HODAG funds while the Providence Redevelopment Agency staffed by DPD staff has drawn down comparable sums under various federal programs. We understand the requirements for prompt disbursement of funds and can readily certify that the same procedures followed for the HODAG program will abide by the regulations at 24 CFR Para. 850.65 and other requirements. We plan to require that all necessary documentation for payment be submitted 10 days prior to disbursement of funds. All architects' certifications, etc. must be complete and in order. Sixty days prior to initial occupancy, the City of Providence will request that the grant amount be sent to the trustee for investment of the funds. It is anticipated that the owner will request monthly drawdowns to meet requirements that the grant has been proposed for.

Post-Construction Responsibilities:

The Department of Planning & Development has developed a project management schedule to systematize monitoring and evaluation of HODAG projects. The results of evaluations will be reported in annual updates of the City's Housing Plan - an element of the Comprehensive Plan. Owner reports will be scheduled and non-compliance will result in prompt grantee actions to ensure timely and accurate reporting and owner compliance with program requirements.