

JOHN F. PALMIERI
Director



VINCENT A. CIANCI, JR.
Mayor

DEPARTMENT OF PLANNING AND DEVELOPMENT

"Building Pride in Providence"

CITY CLERK'S OFFICE

JUNE 15, 2001

Submitted herewith are 16 copies of the Department of Planning and Development Annual Report for the Year 2000. Please distribute 15 copies to the Council Members and a copy to the City Clerk. Thank you.

IN CITY COUNCIL
JUL 12 2001

READ
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

Michael R. Cleary
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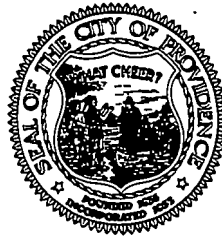
ANNUAL REPORT 2000

CITY OF
PROVIDENCE

DEPARTMENT OF PLANNING
AND DEVELOPMENT

PHOTO COURTESY OF RICHARD BENJAMIN

JOHN F. PALMIERI
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DEPARTMENT OF PLANNING AND DEVELOPMENT

"Building Pride in Providence"

May 8, 2001

Honorable Vincent A. Cianci, Jr.
Mayor of the City of Providence
Executive Chamber, City Hall
Providence, RI 02903

Dear Mayor Cianci:

I am very pleased to submit the Annual Report for the Department of Planning and Development, Year 2000. The report highlights the projects which we have developed and implemented during the reporting period. It also demonstrates that the ordinary and routine business of the Department is ongoing and continues to be a priority.

Your strategy for the renaissance of Providence and your vision for a vibrant, energetic and dynamic community provide an outline for this Department's accomplishments and set the goals which have become a beacon for effective implementation. By combining Federal and City resources this Department has planned and implemented programs and projects valued at more than \$20,000,000.00 over the last year.

We have directly impacted the needs of individuals and families, businesses and no-profits agencies, as well as cultivated and assisted the many new visitors to our beautiful City. In doing so, we have surely created strong, stable and more livable neighborhoods through the wide array of services and the numbers of residents and visitors assisted directly and indirectly by this Department.

Among the services we provide are comprehensive planning, project planning, securing our historic past through preservation, removal of blight and assistance to small businesses and the non-profit community. We have detailed in this report activities which the Department of Planning and Development is proud to have participated in and which we are certain will fuel the continued revival of our "Providence".

Sincerely,

A handwritten signature in black ink, appearing to read "John F. Palmieri".

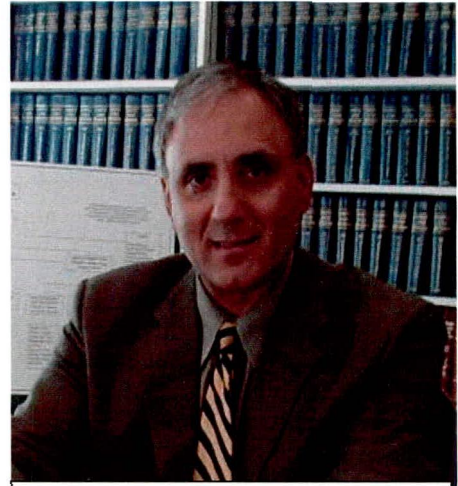
John F. Palmieri
Director

TABLE OF CONTENTS

	<u>Page</u>
Director's Letter	
Overview	2
Annual Report	
Administration	6
Community Development Division	7
Public Process and Administration	8
CDBG	9
Housing	10
Performance Formula Funding	12
Public Infrastructure and Public Facilities	12
CDBG Program Monitoring	13
Leveraging	15
CDBG and Economic Development	15
Economic Development Division	17
Funding Sources	19
Major Development Projects	20
Housing Division	21
PNHC	23
Planning Division	28
Comprehensive Planning	28
Neighborhood Planning	29
Special Area Planning	30
Other Planning	34
Project Management Division	35
Real Estate	35
Projects Summary	36
Special Projects Division	36
Neighborhood Improvement Projects	36
Elimination of Blight	37
Commercial Districts, Housing Programs & Community Centers	37
Special Projects	37
Organizational Chart	
Appendix A	
Appendix B	

OVERVIEW

The Department of Planning & Development was created in 1985 by merging the Department of Planning and Urban Development, the Mayor's Office of Community Development and the Mayor's Office of Economic Development. Through the integration of these departments, any overlap in duties and responsibilities was eliminated. The most significant benefit of the revamped department was a coordinated and more responsive approach to city planning and development.

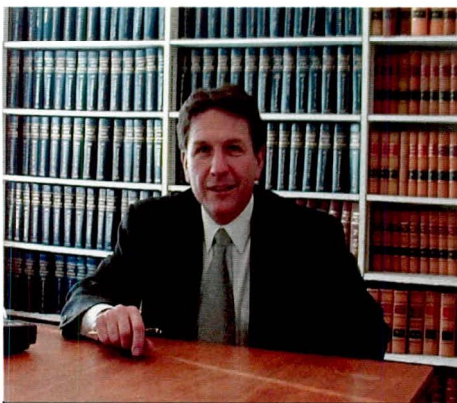


John F. Palmieri, Director

Since that time, through attrition, the Department staffing level has been reduced by more than half to the current level of 57 employees. During this same period, improvements were initiated to our internal operations and reorganizations were implemented to insure that job responsibilities were met. The net result has been a more focused and integrated department that is capable of addressing the future developmental needs of our capital city.

The Department groups its work tasks into several basic categories: planning, economic development, project management, special projects, and community development/administration. For example, our planning staff researches and creates a plan; our project management or special projects staff implements the plan; and our community development and administrative staff oversees the funding and regulatory process. The department also provides essential staff assistance to numerous boards and commissions.

The Department of Planning and Development provides valuable services to many different constituencies in a variety of ways. One of our primary responsibilities is to use our collective expertise and experience to help revitalize our residential neighborhoods and rejuvenate local commercial districts. By identifying and encouraging larger development initiatives, we assist in the creation of new jobs thereby stimulating the local economy and increasing the city's tax base. Equally as important, we provide leadership and guidance to insure sensible growth and compatible development in our resurgent Downtown. We are particularly proud of the assistance we provide to the many citizens of Providence who contact or visit our office.



Joseph Abbate, Esq., Deputy Director

Through the application of innovative research and comprehensive planning, we effectively study problems, consider solutions and effectuate meaningful plans. In support of these efforts, we employ all available resources be it land acquisition to facilitate development or lending capital funds through our economic development programs to assist small businesses seeking to start or expand their operations. In this regard, we create successful public/private partnerships.

Department of Planning and Development

The accompanying report is both informative and interesting. It accurately details the ongoing efforts of a department committed toward making Providence a vibrant and exciting community that is an attractive place to live, work and recreate.

The work responsibilities of the Department have broken down as follows:

Planning: *The Department's planning responsibilities can be divided into five subgroups. These subgroups are:*

- **Comprehensive planning** – A fundamental mandate for the department is to prepare a comprehensive plan for the city that directs the city's growth and development. This mandate is identified in state law and City Charter. By law, all other planning for the department is an outgrowth of the comprehensive plan. Therefore, neighborhood plans, redevelopment plans, housing plans, parks and recreation plan, circulation plans, economic development plans, preservation plans and so on are prepared as part of the comprehensive planning process.
- **Project planning and design** – Many of the plans prepared call for revitalization of our neighborhoods and physical improvements such as a park or new sidewalks and street trees. These are accomplished through several redevelopment project plans that are prepared by the planners and submitted to project area committees within the eligible neighborhoods.
- **Regulatory Review** – Regulations are developed to implement the comprehensive plan. Examples of boards and commissions that have regulatory oversight over development in various parts of the city include the City Plan Commission (for site plan review and institutional master plans), Historic District Commission (for the seven local historic districts), DOWNCITY Review Committee (for all projects in the Downtown D-1 zone(and the Providence Redevelopment Agency (for projects undertaken and/or financed by the PRA). Design review, historic preservation review, subdivision approval, review for conformance to redevelopment regulations and city zoning and the development of the zoning ordinance, redevelopment regulations and subdivision regulations are carried out as part of the project review and approval process.
- **Special projects** – Special projects include coordination of the I-195 Relocation and the Old Harbor Plan. In addition, the Department is managing the city's Woonasquatucket Greenway Project, the Brownfield Showcase Community, and the Mayor's New Cities Initiative.

Research, geographic information, graphics and production – The collection, management, analysis and presentation of data is an important component of the work efforts of the department. Economic and social indicators, property values, land uses and approaches to development issues around the country are a small part of the information that we need to have to complete our job. The Department is implementing a Geographic Information System (GIS) using ArcInfo, a powerful graphics and information tool. In addition, we are using AutoCad to prepare plans and graphic displays. The research,

geographic information, graphics and production that is essential for our work is carried out as part of the planning process.

Development: *Since the 1960's, the department has not only planned for the revitalization of the city, it has implemented its plans through the redevelopment agency. And with the introduction of the federal Community Development Program, the department has been able to offer an increasing number of services to the city's residents. The Department's development responsibilities can be divided into two areas of responsibility, **neighborhood services** and **business services**. Each of these service areas comprises several subgroups.*

- **Neighborhood services** – The strength and vitality of the city's neighborhood has been a major focus of the department. Over the past ten years, the services offered by the department have increasingly been directed to the revitalization of our neighborhoods. The services offered are:
 - 1) **Housing Programs** – The 'Providence Housing Policy Report' of 1997 stated clearly the housing goal for the city, a goal that was acknowledged but never written, strengthening the city's base of owner occupied housing. The policy statement calls for bringing the number of owner occupied structures in every neighborhood of the city to a minimum of sixty two percent (62%) of all structures. The report, however, noted that many residents live in substandard rental housing and while not the focus of the city's housing policy, this issue must be addressed. To this end, the department has developed and is implementing several housing programs funded with local and federal dollars.
 - 2) **Real Estate** - Through the redevelopment agency, the department is one of the largest property owners in the city. The department is involved in all aspects of the acquisition, management and sale of property. The department has now acquired property for the following projects: the public safety facility, the Rhode Island Met School, a new elementary and middle school, the development of housing projects in Olneyville, Upper South Providence and the West End and to carry out the 'Elimination of Blight' program as part of the Neighborhood Improvement Bond Issue. At present, approximately five hundred properties are owned, managed and offered for sale by the department.
 - 3) **Project Development** – As part of the various neighborhood projects, sidewalks are often installed and street trees are planted. In one neighborhood, we may develop a small park or plaza. In another, we may renovate a building for use by a non-profit. In a third, we may install traffic lights and new curbing and drainage. In a fourth, we may develop an industrial park. These projects require close coordination with other departments.
 - 4) **Special Projects** – Just as the department needs flexibility to carry out the planning directives of the mayor or the provisions of a grant that has been received, flexibility is needed to carry out special neighborhood projects. An example is the 'Neighborhood Improvement Bond Issue'. The department is managing the day to day coordination of the bond issue while individual departments are carrying out specific projects. These directives and grants are carried out as part of the special project process that falls under neighborhood services.

 Department of Planning and Development

- **Business Services** – A vibrant city has a strong business base, which offers its residents places to work, shop and recreate. In order to cultivate the city's business base, the Department works to retain business and to attract new businesses to Providence. This is achieved through a series of programs designed to assist businesses to locate and expand in the city (e.g. PEDC Loan Program and tax stabilization programs) and through marketing the city to attract new and expanding businesses to Providence. The business services component is a major part of our efforts to revitalize Providence.

Community Development/Administration - *The Department's Community Development/Administrative function can be divided into five subgroups. These subgroups are:*

- **Community Development and Neighborhood Outreach** – As the Department charged with the oversight and implementation of the HUD consolidated programs – CDBG, HOME, ESG, HOPWA and now Lead Paint Abatement – a major part of the mandate is to prepare all required annual plans and certifications for HUD for receipt of these funds. All annual plans are an outgrowth of the City's Consolidated Planning Strategy, which is a five-year plan that sets priorities in the area of housing and community development needs. The annual plan document is the product of extensive public participation and outreach resulting from a formal application process. Staff work includes review for eligibility and ultimately, presentation to the Urban Redevelopment, Renewal and Planning Committee of the City Council for approval of a balanced annual plan and submission to HUD by the Mayor after a public comment period.

Community Development and Housing needs are constantly being evaluated, programs monitored and performance standards applied. The department works extensively with neighborhood organizations, advocacy groups, city departments and elected officials to implement the annual plan. The Consolidates Planning Strategy is the guiding policy document for the HUD Consolidated Programs - we are currently in year 1 of the second five-year plan. The Department completed a new five-year plan that will continue to serve as the policy guide. A series of seven focus groups were held to solicit input and a member steering committee from all facets of programming oversaw the process. The City received a HUD "Best Practice" award for citizen participation throughout the process.

- **Grants Management** – A critical piece of the Department's internal and external efforts are grants management activities that ultimately result in the implementation of the annual plan. The Department initiates and monitors contracts with over 80 subgrantees through quarterly reporting and on site programmatic and financial monitoring by staff. The range of programs that are administered range from small capital improvements to community centers to multiyear neighborhood revitalization projects. This Department is responsible for the enforcement of Davis/Bacon wage rate enforcement (where applicable), EEO/FHEO standards and monitoring, including assistance to Minority and Women owned businesses.

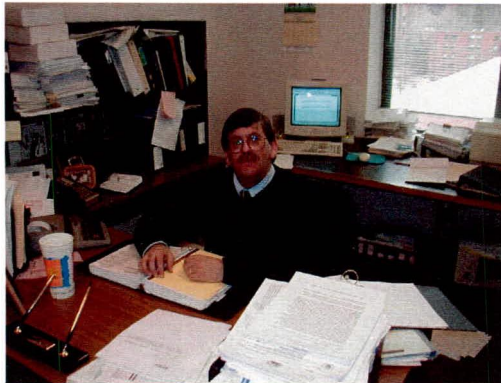
A major piece of the management effort is centered on technical assistance to subgrantees. DPD staff provides an array of services including bidding, construction and inspection services for projects as well as program development and implementation. Housing production and preservation activities are another major component of this division. Services

and programs are available to assist individual homeowners with rehabilitation services, first time homeowner programs and rental production activities. Two programs in particular – ESG and HOPWA – are targeted to these two distinct populations and provide not only housing, but supportive services as well.

- **Fiscal accountability and management** - Fiscal operations and monitoring of the overall success of the City's Consolidated Programs is an ongoing task and one undertaken in conjunction with Community Planning and Development staff of HUD. The fiscal division of this Department is responsible for over \$10 million in new annual program funding and program income generated from the Consolidated Programs. The division also maintains the PEDC loan portfolio and Section 108 grant allocations and repayments. A recent addition to these responsibilities is the IDIS (Integrated Disbursement and Information System) that has been implemented by HUD as the primary way to draw funds and report program progress. In the past, the City was required to submit one annual report – the GPR on an annual basis. Now each activity (a project or program) must report accomplishments in addition to each individual activity, on a line item basis. In addition to this, HUD also requires the City to file a CAPER at the end of the program year that measures progress, accomplishments and leveraging through a narrative and graphic presentation.
- **Personnel management** – With a Department of over fifty (50) employees, personnel management is a major responsibility.
- **Management Information Services** – Computers are playing an ever-growing role in the Department's operation. With a computer on every employee's desk and the computerization of data management, MIS is a very important component of the Department's operation. A growing area of responsibility and work is Geographic Information (GIS). Geographic information is the storage of data in a way so that it can be displayed on the city's base maps. The Department has built a basic geographic information system by computerizing the city's tax maps. All data that is computerized is then recorded with the appropriate Plat and Lot so that the information can be mapped.

The Department carries out its responsibilities through seven (7) Divisions: Administration, Community Development, Economic Development, Housing, Planning, Project Management and Special Projects. As you will see, much of the work of the individual divisions is interrelated and in some cases overlapping. Summaries of each Division's work follows.

ADMINISTRATION DIVISION



Mark Merlino, Assoc. Director

The Administration Division administers all fiscal aspects of the department and is responsible for insuring that the financial obligations of the department are administered in a professional manner. The division staff has nearly a century of accounting experience.

During the year ended June 30, 2000, the Department of Planning and Development assumed complete oversight

of the accounting records for the Providence Neighborhood Housing Corporation. Since scaling back its operations in 1997, the PNHC has had two different accountants. Both accountants were independent contractors and were hired to process vendor payments, bill and collect loan receipts, prepare weekly payrolls, file all required reports with the Internal Revenue Service, coordinate the annual audit and provide the PNHC board with financial information in a timely manner. This relationship worked very well until the second accountant decided to move out of state giving very little notice. This left the PNHC without the services of a professional accountant and the Department staff had to step in. By assigning these duties to the existing staff at the Department, PNHC now has continuity in its accounting staff.

The Department of Planning and Development services over 1000 loans of the Providence Economic Development Corporation and Providence Neighborhood Housing Corporation as well as the growing number of Home Repair and Home Purchase loans generated by the City Bond issue. Of these loans approximately half require the issuance of monthly invoices, followed by the recording and depositing of payments. In order to accomplish this task, a computerized loan servicing package was acquired. The Nortridge Loan System is windows based and provides monthly invoices, late notices and a variety of reports.

The Department continues to process new loans for both Economic Development Corporation clients and Housing Corporation clients. During the fiscal year ended June 30, 2000, approximately 1060 checks were processed for both corporations. The Providence Redevelopment Agency issued \$68,000,000 in revenue bonds for the development of a new public safety facility. Property acquisition and relocation have been completed and construction is underway.

COMMUNITY DEVELOPMENT DIVISION

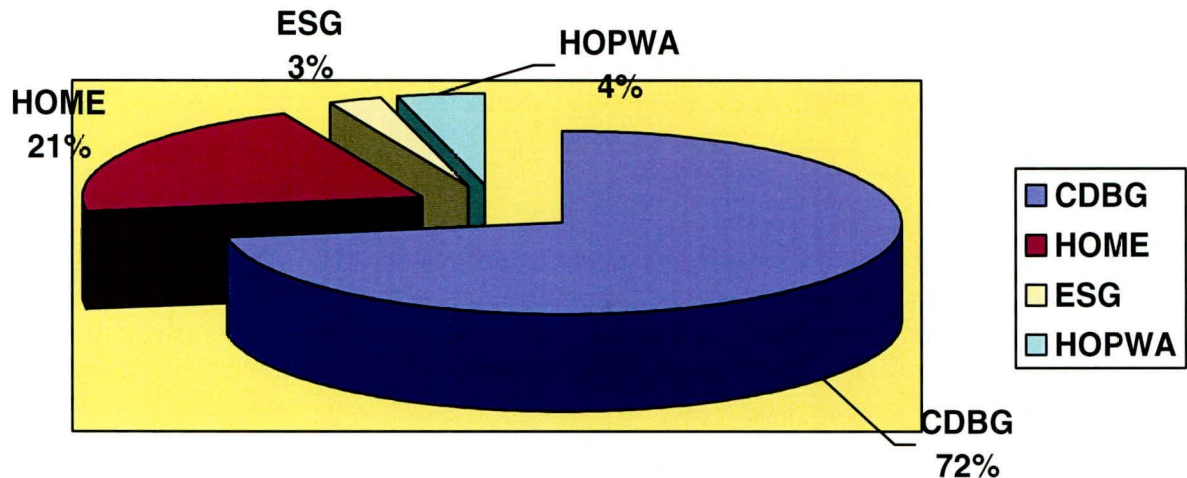
The City of Providence utilizes its entitlement funding from the Department of Housing and Urban Development to work towards meeting the priority needs that have been enumerated in the City's most recent Comprehensive Planning Strategy developed in 2000 to cover a 5 year period. The City of Providence received funding from three separate sources in the 25th program year – the Community Development Block Grant, the HOME program, the Emergency Shelter Grant and the Housing for Persons With Aids program (HOPWA). These programs are used in concert to meet the prioritized housing needs – rehabilitation of units, rental assistance, homebuyer assistance, new construction, acquisition for development and supportive services and units for special needs populations – as well as the nonhousing community development goals of neighborhood revitalization through infrastructure and capital improvements, strategies for promoting economic development activities, the provision of a balanced array of social services and the enhancement of the City's planning and management capacity. The city also



Amintha Cinotti, Associate Director

administers the HOPWA grant for the regional catchment area which includes all of Rhode Island (excluding Newport County) and the majority of Bristol County, Massachusetts.

Public Process and Administration



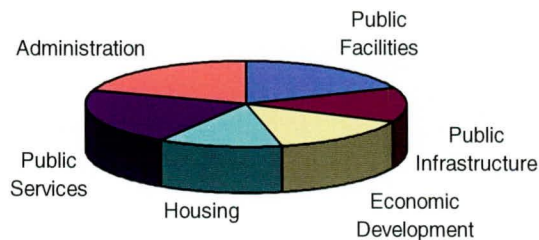
Public Process and Administration

The public process utilized to allocate funds is extensive and wide-ranging. The community is acutely aware of the existing programs and the opportunities that they provide. In YR 25 applications for CDBG funds totaled \$13,259,601 – 40% more than was available. Requests for proposals for the CDBG, HOPWA and ESG programs were advertised in January in the Providence Journal and the Providence American. Applications were then processed by the staff and forwarded to the City Council's Urban Redevelopment, Renewal and Planning Committee (URRP).

In 1999 URRP held eleven meetings to solicit input from the public, applicants and parties of interest. A final public hearing was held on May 17, 1999. No public comment was received at the hearing and Mayor Vincent A. Cianci subsequently signed the application. The Department of Planning and Development (DPD) administers all aspects of the CDBG, HOME, ESG and HOPWA program. The Enterprise Community program is currently administered by the Providence Plan, an agency jointly funded by the City and the State of Rhode Island to gather and analyze data about the city's 24 neighborhoods. A 28 member Board of Directors that is made up of City, State and neighborhood appointees governs the Enterprise Community. The City was also awarded a Lead Abatement Grant that is administered by DPD and targeted to low-income neighborhoods. The Lead Grant is comprised of a loan program and an education program.

COMMUNITY DEVELOPMENT BLOCK GRANT

Community Development Block Grant funds five main programs. These programs include Housing, Public Infrastructure, Public Services, Public Facilities, and Economic Development. The table below and accompanying graphic illustrate the dollars and percentage of resources devoted to each of these major categories.

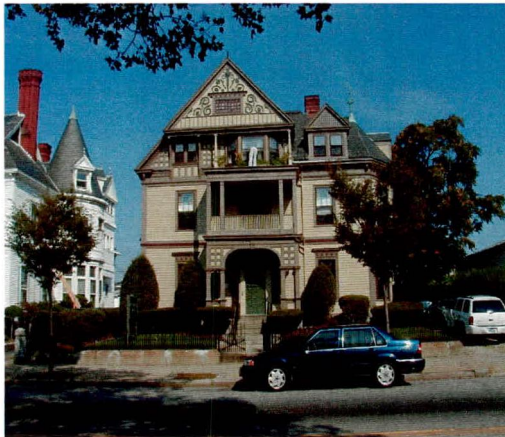
Allocation of Community Development Block Grant Resources**CDBG Budget 25th Year**

Activity	Allocation
Public Facilities	\$ 1,368,286.00
Public Infrastructure	\$ 956,800.00
Economic Development	\$ 1,087,230.00
Housing	\$ 932,484.00
Public Services	\$ 1,548,000.00
Administration	\$ 1,473,200.00
Total	\$ 7,366,000.00

Under each of these programs the City undertakes many projects. Each project is designed to maximize the impact on the City's low and moderate-income population, while addressing the national objectives of the Community Development Block Grant. This section will summarize the accomplishments in each of these five programs.

Housing - Working in cooperation with a network of neighborhood based non-profit housing corporations the City has completed 95 units of housing for occupancy by low and moderate income families during the fiscal year ended June 30, 2000. These units are determined by a process called Performance Formula Funding. The Performance Formula fairly weights each activity according to cost and effort required and then reimburses the CDC on a per unit basis.

During Year 25, the City met several times with nonprofit corporations to begin the process of addressing the need for increased productivity, the attainment of the goals they have set individually and their general obligations as a CDBG/HOME assisted agency. The following chart and graph illustrates the



accomplishments of these agencies and the characteristics of the people that they served. All persons served fall within the low and moderate income range, primarily low income. A separate discussion on Performance Formula Funding is below.

Accomplishments for all CDBG funded Nonprofit Housing Agencies

Organization Goal/Gross units		Performance Formula units*
AMEN	05	09
Elmwood Foundation	11	34
Good News Housing	12	00
Greater Elmwood Neighborhood	04	02
Mount Hope Neighborhood Land	00	05
Olneyville Housing	07	00
Omni Development	10	00
PPS Revolving Fund	85	19
Smith Hill Community Develop.	09	00
SWAP	00	10
West Broadway Incentive	05	00
West Elmwood Development	10	09
Women's Development	30	07

TOTAL

188

95

The City of Providence provides for affordable housing opportunities, through these agencies, on a citywide basis to low and moderate-income citizens. Through these organizations, the City provides rehabilitation assistance to homeowners and owner/investors for rental rehabilitation,

first time homebuyer opportunities, lead paint removal programs and support services such as contract supervision and inspection services.

Accomplishments and Evaluation

Housing production for year 25 had an aggregate completion rate of 65%. This is an improvement over the past two years when the completion rate was 60% and 63% respectively. A major factor in housing cycles in Providence is the timing of funding from sources such as RI Housing. Start-up periods for tax credits and other rental projects are often lengthy and time consuming. In year 25, Elmwood Foundation completed and occupied 34 units at the end of a three year development process. Amen, the newest CDC completed 9 units to become a faith based asset in the production of affordable housing. West Elmwood Neighborhood Housing Development and SWAP produced 9 and 10 units respectively. OMNI Development, Smith Hill CDC and Olneyville Housing Corporation are well into the development stage of their next projects.

The Elmwood Foundation promotes home ownership through a variety of marketing efforts and the actual purchase, rehabilitation and resale to low-income buyers. They also provide rehabilitation services to CDBG eligible homeowners. They are in the midst of gearing up for a second large project that will be financed principally through tax credits. The Omni Development Corporation, located in South Providence, is working to produce low and moderate-income units in both the rental and homeownership area. In addition to CDBG funded activities, they have produced six more homes through a Nehemiah grant and through a Section 202 they have converted a former nursing home to 57 units of rental housing for the elderly. They were able to complete and rent an additional 20 units this year.

Greater Elmwood Neighborhood Housing Services (GENS) has deleaded 59 units – 9 over their goal for the year. GENS is addressing an issue that has been identified as one of City's most critical. The City has applied for a lead paint abatement grant from HUD in the amount of \$1.5 million. It is expected that the City will be able to assist 200 homeowners through actual abatement and education. GENS will be the coordinating agency for this effort. A breakdown of residents by income level and residency types for all CDBG funded Nonprofit Housing Agencies is contained in Appendix B of this report.

HOME

The City delivers housing services and programs through the Department's Providence Neighborhood Housing Corporation (PNHC). PNHC is governed by a board appointed by the Mayor and City Council and provides programs according to funding sources:

HOME Funds-Housing rehabilitation and residential construction activities in the city are



funded through PNHC. Non-Profit Community Development Corporations (CDC's) serve as the development arm/partner of the City. PNHC coordinates this activity, encouraging collaboration amongst CDC's and increased production overall. The

only development currently undertaken by PNHC itself using HOME Funds is that necessary to liquidate it's substantially rehabilitated unsold existing housing stock. Once the existing inventory is sold, PNHC will discontinue its own development and work only through it's CDC development partners or other qualified developers.

The City approved \$2,175,491 in HOME funds for 11 projects during the period. These subsidy funds leveraged an additional \$9,789,710 into the projects to which they were committed. For every dollar of HOME funds, over \$4.50 was leveraged from other sources. Most of the funds leveraged came from private sources such as banks and tax credit syndicates.

Performance Formula Funding

In 1998, the Urban Redevelopment, Renewal and Planning Committee (URRP) of the Providence City Council directed the Department of Planning and Development (DPD) to develop a system for the awarding of the annual CDBG housing administration funding to be based on performance. Over a period of six months, a collaborative process was undertaken. There was general consensus that a more direct relationship was to be established between CDC performance and CDBG housing administration funding. The process yielded eight separate performance categories which are now being utilized to allocate funding to the CDC's and the formula would be phased-in in order to minimize disruption to the various CDCs. This new Performance Formula was presented to the City Council (URRP), and the committee added to the formula, requiring goals meant to encourage the hiring of minorities and women contractors for construction projects that are funded through CDBG. URRP voted to allocate 1999-2000 CDBG housing funds utilizing this performance funding formula. The performance formula has also crossed over to the City's HOME process where the formula is now a part of the CHDO and project application criteria. The City has met throughout the year to encourage more substantive CDC accomplishments and the use of leveraging from additional sources other than CDBG and HOME funds. Several organizations have taken the initiative and now derive funding from LISC, RIHMFC and local banks as well as low-income tax credits. A graph showing the accomplishments and leveraging for HOME projects is contained in Appendix B.

Public Infrastructure and Public Facilities- The City expended Community Development Block Grant funds on several public infrastructure projects during fiscal year 1999/2000. The City's objective in public infrastructure projects is to revitalize the streetscape, making an area more comfortable, attractive and safe for neighborhood residents and visitors while encouraging new development and investment. Allocations of CDBG dollars also go to community and service centers to address (Americans with Disabilities Act) ADA compliance issues, new program requirements and building expansion.

Major work continues on Broad Street-a three mile commercial stretch-that featured an international design and concept competition which resulted in a master development and growth plan for the street and surrounding environs. Traffic Calming, business development and general infrastructure improvements in the adjacent residential areas are components of the overall plan. \$649,560 in capital improvements assisted six community service centers- AIDSCARE/Oceanstate, South Providence Development Corporation, The Center for Advancement of Minorities in the Building Trades (The Center), RI Indian Council(Algonquin

House), Trinity Encore and Providence City Arts for Youth (City Arts). CDBG has been the primary source for capital improvements to City Arts. \$660,000 has been invested in interior/exterior code related renovations including heating and electrical systems, façade restoration and roof repairs.



The Mt. Hope Day Care Center located in the city's East Side neighborhood, benefited from a relatively small investment of \$126,690 over the past eight years, for improvements to their building, which resulted in increased comfort, energy efficiency and program development.

The Olneyville neighborhood has also been the center of a concentrated effort to attack several long-standing issues. CDBG funds were used to rehabilitate streets and sidewalks throughout the neighborhood.

In addition to these brick and mortar opportunities, the City was awarded \$625,000 (over three years) for a "Weed and Seed" program from the US Department of Justice. The funds administered through the DPD will be targeted to the youth of the neighborhood along with an expansion of the City's community policing effort.

Public Services - Working with the Providence Community Action Program (PROCAP) the City supports a variety of Public Service programs with Community Development Block Grant funds. Funds are distributed throughout the city to the 34 primary service providers, which address the elderly, youth, immigration and a myriad of additional issues. The community centers are the heart of the service network and are also the location of activities for the elderly and after school activities for young people. During fiscal 1999/2000 CDBG Public Service programs - \$1,548,000 - assisted 20,578 people. The heating assistance program administered by PROCAP assisted over 4,700 families. Graphs showing the Public Service Agencies funded during this period is contained in Appendix B.

CDBG PROGRAM MONITORING

Staff members monitor all CDBG programs yearly for fiscal and programmatic compliance. All monitoring visits are scheduled in advance with the agencies and a list of compliance areas is transmitted to each agency. The monitoring visits serve not only as compliance mechanisms, but also as a way to determine appropriate technical assistance individually by program or as a workshop for subgrantees needing assistance in a particular area. The city's 36 public service programs are monitored on a yearly basis by the PROCAP staff as well. Performance reports are collected on a quarterly basis for all programs and submitted to DPD for IDIS input.

Job monitoring is a critical component of the PEDC Revolving Loan Program. At contract signing, contract goals are established according to the size of the loan. \$30,000 of PEDC money will trigger a job creation of 1 position. Loans are reviewed every six months for progress.

Housing for Persons with AIDS (HOPWA)

The HOPWA program is unlike any of the grant programs currently administered by the Department due to its large catchment area. HOPWA serves all of Rhode Island (except Newport County) and the Southeast Massachusetts from Attleboro out to Fall River. As the majority of AIDS cases in the catchment area are in Rhode Island, the City has contracted with AIDSCARE/Ocean State in Providence and the House of Compassion in Cumberland, RI to administer the funds. The administration is based on the needs assessment and strategic plan- *Housing for Persons with AIDS in Rhode Island*- prepared for RIHMFC, Family Aids Center for Treatment and Support (FACTS) and Sunrise Community Housing. The plan, published in 1997, established a strategic plan for the application of AIDS program funding, resource allocation and the provision of a housing network. The City as a part of the Consolidated Planning Strategy (CPS) adopted the planning document in the spring of 1998 and all funding allocations have followed the recommendations of the plan. (See Appendix B).

Emergency Shelter Grant and the Continuum of Care

The City of Providence received \$261,000 in YR 25 through the Emergency Shelter Grant program. This represents a *decrease* of \$31,000 in funding. The City funded eight agencies that serve the homeless and those in danger of being homeless through a variety of programs. The City, although it has not filed its own continuum of care plan, works cooperatively with the Rhode Island Housing and Mortgage Finance Corporation (RIH) and the RI Coalition for the Homeless and the Interagency Council on Homelessness and Affordable Housing to assist with the implementation of the State's consolidated effort, which the City is a part of. The City's funding strategy and prioritization are drawn largely from the Continuum of Care (COC) document. The agencies funded individually support each stage of the COC that has been established. Traveler's Aid outreaches to persons in the street, including crisis services and referrals to agencies such as Amos House, Interim House, Urban League, People to End Homelessness and the Women's Center and then on to transitional housing such as McAuley Village and finally to permanent housing at Advent House or a section 8 certificate or vouched depending on the person/ family and or disability status.

The majority of ESG and COC providers are located in the City of Providence and are often assisted with not only ESG money from Providence but they often receive funds for capital improvements from CDBG. During this reporting period AIDSCARE/ Ocean State, Amos House, McAuley House and the Women's Center received CDBG funding for that purpose. Providence Community Action Program (PROCAP) also receives public service funds for their shelter Interim House. (See Appendix B for an illustration of services provided under ESG).

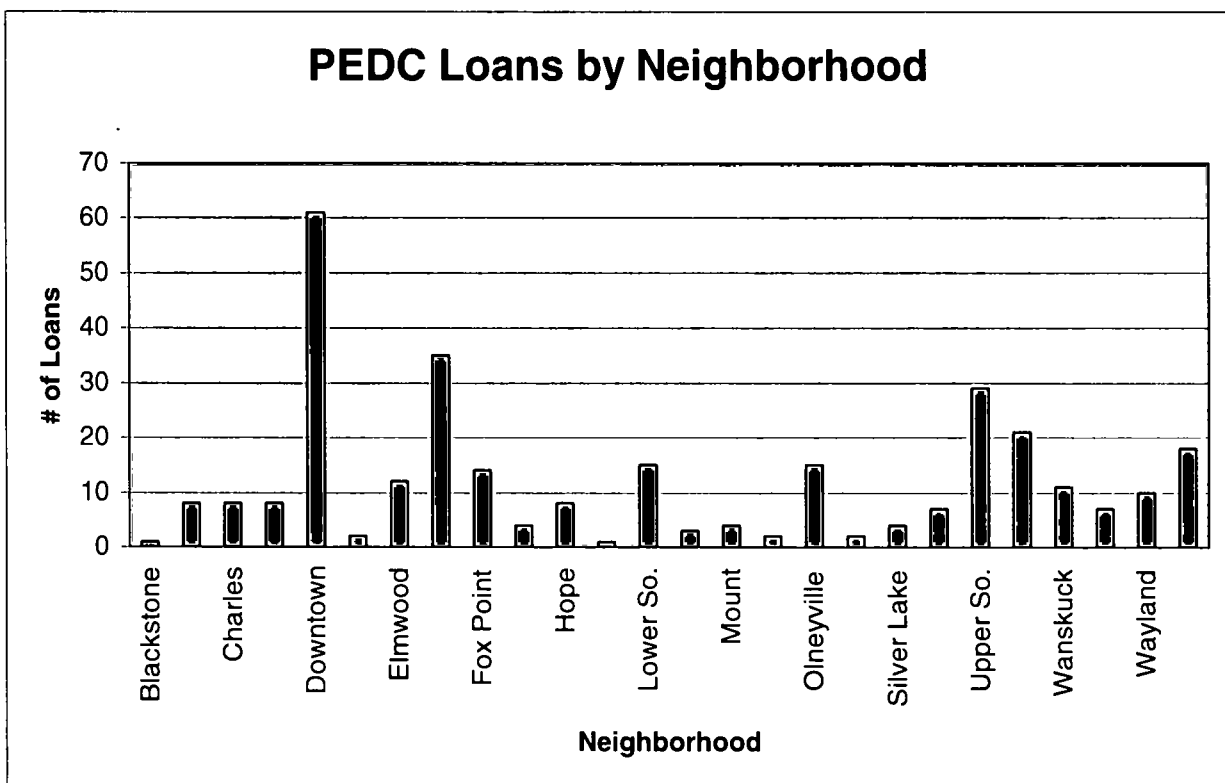
LEVERAGING

HOME Projects approved July 1, 1999 – June 30, 2000

The City approved \$2,175,491 in HOME funds for 11 projects during the period. These subsidy funds leveraged an additional \$9,789,710 into the projects to which they were committed. For every \$1.00 used in HOME funds, over \$4.50 was leveraged from other sources. Most of the funds leveraged came from private sources such as banks and tax credit syndicates. HOME funds are not used only as a subsidy, but are always used to attract additional sources of support to make each project feasible. HOME funds are never used as the total funding source without significant leveraging of other money. Several Tables indicating leveraging through various programs are contained in Appendix B. This analysis does not include goods and services that are also leveraged with the use of HOME funds.

CDBG and Economic Development

The economic activities funded through CDBG are administered through the Providence Economic Development Corporation. PEDC administers a low-interest revolving loan program, with rates below the prime rate. PEDC assists established industrial and commercial enterprises as well as start-up businesses and all loans which have been approved are monitored by CDBG staff every six months for compliance with their contracted job creation goals. Businesses that are having difficulty meeting their goals are provided technical assistance by the Economic Development Division staff.



As the above graphic illustrates, all of Providence's neighborhoods have been served by the PEDC loan program. In the past year, 80% of the PEDC loans went to businesses located in low-income targeted areas of the City and 100% of the Section 108 loans went to EC areas.

In the past year a total of 27 projects were bid for a total of \$1,763,031 in contracting opportunities. Of that total \$332,092 or 18% was awarded to state certified minority or women owned businesses. These contracts were funded through CDBG, ESG and PEDC programs.

The 27 CDBG projects employed 169 laborers and journeymen. 83% were white, 10.4% were African American, 3.9% were Hispanic and 3.5% were women. 34% of all business contracts went to minority owned businesses in program year 25. 13% were awarded to women owned businesses and 29% of all sub-contracts were awarded to minority/women owned businesses.

At the close of the program year in 2000, PEDC wrote 23 loans. Of these, 6 (26%) were to minority enterprises and 6 (26%) went to women owned firms. 17 loans (74%) were located in low/moderate income census tracts.

Equal Housing Opportunity Program

The City's Equal Housing Opportunity Program is administered through the Providence Human Relations Commission and funded with Community Development Block Grant administrative funds. The Equal Housing Opportunity Program undertakes a variety of activities to further equal housing initiatives throughout the City.

LANDLORD/TENANT HANDBOOK DISTRIBUTION

Dorcas Place
Mayor's Office of Citizens Assistance
Department of Planning and Development
Providence Community Action Program
Providence Code Enforcement
Rhode Island Attorney General's Office
Rhode Island Legal Services
U. S. Department of Housing and Urban Development Providence Office
Brown University
CHISPA
Elmwood Foundation (Project Casa)
Family Services (Central Falls)
Children's Friend and Services (Central Falls)
Hadco Management
Housing Development Corporation of the North End
Progreso Latino
Camp Street Ministries

DaVinci Center
Nickerson House
Hartford Park Corporation
Silver Lake Center
Washington Park Citizens Association
Smith Hill Center
Joslin Center
Stop Wasting Abandoned Property
Children's Friend and Services (Providence)
Providence Housing Court
Providence Fire Department (Fire Prevention Division)
West End Center
Mount Hope Neighborhood Association
State of Rhode Island Department of Health
Washington Park Foundation

ECONOMIC DEVELOPMENT DIVISION

The department promotes economic growth by helping to finance private development, implementing incentive programs that encourage employers to create and retain jobs, and providing opportunity for business growth and development. The Department provides financial assistance for commercial rehabilitation, the lease/purchase of new or used equipment, acquisition of real property, working capital expenses, and storefront improvements.



Kathy Cosentino, Asst. Director

JOB RETENTION AND CREATION

A major cornerstone of the Department's work is job retention and creation. To have a strong and vibrant city, a solid job base is needed. The department works through a number of programs and with the Providence Economic Development Corporation to help the businesses in Providence flourish and to attract new businesses.

The mayor has stated that there are four basic components to a strong and vibrant city: safe streets, affordable and decent housing, good schools, and good jobs. The retention of jobs is essential to maintain a strong economic base in the city. The Department has initiated a number of programs and projects to insure that the job base in Providence grows.

PROGRAMS

The Economic Development Division administers the following programs:

Providence Economic Development Corporation (PEDC) Revolving Loan Fund – The Revolving Loan Fund of the Providence Economic Development Corporation is intended to

assist businesses to locate and expand in Providence. The loans made through the PEDC Revolving Loan Fund are a major source of Departmental activity that helps create and retain jobs. During FY2000, the PEDC approved 29 loans through both CDBG and Section 108 funding, with a total Project Cost in the amount of \$4,695,000.00 and total PEDC funding in the amount of \$1,731,800.00, which allowed for the creation of 233 jobs and the retention of 216 jobs. Since 1991, 310 loans have been approved, thereby creating 1983 jobs and retaining 1955 jobs. Total Project funds, in the amount of \$59,400,000.00, have been invested throughout the city during the period of 1991 through 2000, with PEDC participation totaling \$28,000,000.00, and private investment funds totaling \$31,400,000.00, which represents a 1:1.1 match of public and private investment. Of the above loans approved since 1991, 51 were to minority owned businesses and 84 were to woman owned businesses.

PEDC Projects



One of the recent businesses assisted by the PEDC is the restoration of the Pilgrim Mills Building located at 101 North Main Street in the College Hill Neighborhood at the edge of Downtown Providence. The property was in a seriously distressed and deteriorated condition and in jeopardy of demolition. This building is being transformed into ten (10) luxury residential condominium units on the upper floors, with ground floor retail. The project is being developed by a local historic development company. The total project cost is estimated to be \$2.3 MM; with PEDC contributing \$125,000.00.

Storefront Program – The Storefront Program provides financial assistance to business and property owners for façade improvements to their buildings. The program, directed toward neighborhood commercial districts, can make up to \$25,000.00 available for exterior improvements.

Business Liaison Program – The Department maintains a business liaison program to assist businesses in accessing city services. Staff in the Economic Development Division assist local businesses by helping to identify the steps that must be taken to achieve a goal

or project and by contacting the agency or department that must approve or permit the proposed project.

Enterprise Zone Programs – The city is benefiting from two enterprise zone programs. The first is the Rhode Island Enterprise Zone Program. This innovative program provides financial incentives and technical assistance to businesses located in the zones, thereby stimulating economic growth, job opportunities and business expansion and development in targeted urban areas. All activities are coordinated through the Department. This state program designed to give businesses a break in the state corporate taxes for each new job they create. In the two zones in Providence, 68 new businesses signed up to participate in the program. Staff is working with businesses that are interested in relocating to Providence. The second program, the Federal Enterprise/Empowerment Program, funds a number of projects that help in job training and economic assistance for designated areas in the city.

Overall Economic Development Program (OEDP) – is a listing of projects statewide that meet the state's economic development criteria. The Department, every April, reviews the existing listing and determines what new projects should be filed. The major projects identified in FY2000 OEDP were the Woonasquatucket Greenway/Brownfield and Old Harbor/Jewelry District.

FUNDING SOURCES

The Economic Development Initiative (EDI) Grant and Section 108 Loan Application to Recapitalize the PEDC Revolving Loan Fund – PEDC was awarded a \$5 Million Section 108 Guaranteed Loan to recapitalize its Revolving Loan Fund Program. This program provides loan assistance to businesses which are located in distressed areas of Providence. The application was made in conjunction with an application for a \$500,000.00 Economic Development Initiative (EDI) Grant, which will be used to create specific incentive for hiring disadvantaged, unemployed or underemployed City residents. Presently, PEDC has provided approximately \$758,000.00 in Section 108 loans to 16 businesses which is expected to create 76 jobs and retain 108 jobs.

EDI Projects

Cleanscape, Inc. – As a subsidiary of South Providence Redevelopment Corporation, Cleanscape, Inc., provides certain services throughout the local area neighborhoods. To assist in this endeavor, through an economic development incentive grant, the department has provided grant funds. The activities funded are specifically for job creation. Through this grant, the department will finance a portion of the salaries for Landscape Supervisor, Operations Supervisor, and a Recycling Service Specialist during the next six months for these positions.

Lead Abaters, Inc. – Through an Economic Development Initiative Grant, the department has provided grant funds to establish a micro-enterprise training and development program for lead abatement. This program is funding certain capital costs to initiate a program whereby individuals will be trained and employed in the area of lead abatement.

Economic Development Administration Grant Application for the Gorham Manufacturing Site

– In 1994, the City of Providence took tax title to the former Gorham Manufacturing Co. site. Environmental problems on the site are being remediated by the former owners, Textron Corporation. The Department has been awarded an \$870,000.00 Federal Economic Development Administration grant to assist in financing redevelopment costs to include: building demolition, upgrading all infrastructure, and acquisition of land along Reservoir Avenue to create new access to the site. During this fiscal year all buildings have been cleared and remediation of asbestos has taken place. A Remediation Plan has been submitted to DEM. A developer has been designated and construction of approximately 200,000 square feet of retail space is scheduled to begin in Spring 2001. The remainder of the site is being considered for other development uses.

MAJOR DEVELOPMENT PROJECTS

17 Gordon Avenue Project – Through the assistance of various entities, the South Providence Redevelopment Corporation is in the process of developing 17 Gordon Avenue and two (2) vacant lots across the street. The property will be developed into an energy efficient incubator. The City of Providence, in conjunction with the developer, has applied for a One Million Dollar (\$1,000,000.00) EDA grant and a Five Hundred Thousand Dollar (\$500,000.00) CDBG loan to assist in financing the total project cost of Two Million Two Hundred Thousand Dollars (\$2,200,000.00).

Alice Building – The City of Providence, through its Economic Development Division, is assisting with the development of the historic Alice Building located within Downtown Providence, in conjunction with the Rhode Island Housing Mortgage Finance Corporation/Payment in Lieu of Taxes Program. The City of Providence is providing a Five Hundred Eighty Thousand Dollar (\$580,000.00) loan for this project. The project includes the total restoration and re-adaptive use of this historic building for 37 residential units and 5,000 square feet of commercial space. The total cost for acquisition and rehabilitation is approximately Nine Million Dollars (\$9,000,000.00). The rehabilitation construction will commence in the Summer of 2001.

Public Safety Facility – A major development project undertaken through the efforts of the department is the development of the new site of the 134,000 square foot Public Safety Facility. Construction of this facility commenced in the Summer of 2000 and is estimated to be completed in early 2002. The day-to-day oversight of this project development is coordinated through the Division of Economic Development and through the Providence Redevelopment Agency.



Public Safety Building Under Construction

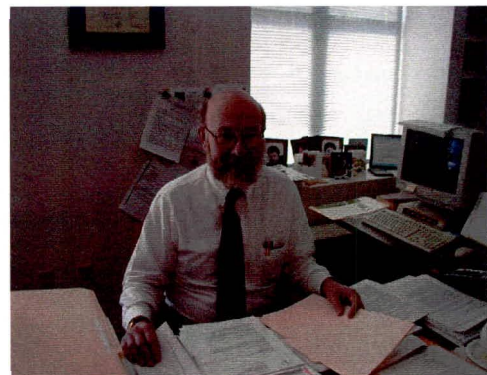


Rendering-Completed Public Safety Complex

Wasserman/JPI Development – The department has been in the process of assisting with the development of PRA Parcel One, located in the Promenade Redevelopment District. The primary developer, Wasserman Realty, LLC., will be merging Parcel One with the former cold storage site to comprise a 12-acre development site. Two-thirds of the property will be developed for retail use. The total project cost is estimated to be approximately Seventy Million Dollars (\$70,000,000.00). The permitting process for construction is underway with construction to begin early Spring, 2001.

HOUSING DIVISION

The Housing Division administers several housing programs for the department which are funded through federal programs and bond money. Staff is responsible for managing and monitoring numerous programs funded through CDBG in conjunction with the Community Development Division and its staff.



Arthur Hanson, Associate Director

City of Providence Effort to Address Worst Case Housing Need

Lead hazard reduction has been identified in the City's Comprehensive Planning Strategy as one of the most overwhelming and urgent housing needs. The City of Providence's Department of Planning and Development, through its Providence Neighborhood Housing Corporation, was awarded a HUD grant of \$3.9 Million to implement a lead hazard control program. This program will provide local residents most at risk with community based lead hazard control education and lead hazard reduction services. The HUD grant funds will be used for 200 residential units in Phase I Clear Corps lead hazard control treatments and 227 residential units in Phase II lead hazard reduction treatments, totaling 427 units within our Enterprise Community.

Providence Neighborhood Housing Program has achieved lead safe certificates on 43 units. 10 units are in lead hazard reduction construction process. 20 units are under contract and scheduled for lead hazard reduction, 6 units are out to bid, 33 are approved and in specification development and another 44 are in the documentation collection phase. There are also 3 Non-Profit units completed with 12 Non-Profit units in the construction process.

HOME Program Rental Project Monitoring

HOME Program monitoring of Rental Projects as required by HOME Program regulations is undertaken on an ongoing basis by staff of the Department of Planning and Development. Monitoring files by project were established and a computer database was created to track monitoring activity. The Department also assigned a Housing Rehab specialist to perform the Sec. 92.251 inspections of HOME rental units as assigned.

All HOME rental units are monitored for eligible tenant incomes, rent affordability and compliance with property standards with the following results:

Monitoring Summary

All units were found to be in compliance with program regulations in regard to income eligibility, rent affordability and property standards.

- Total projects monitored with rental units (40)
- Total rental units in monitored projects (89)
- Total projects requiring on site inspections (5)
- Total rental units inspected (10)

All repair and exterior paint programs require completed work to be inspected by housing staff before loan proceeds are distributed to the contractor.

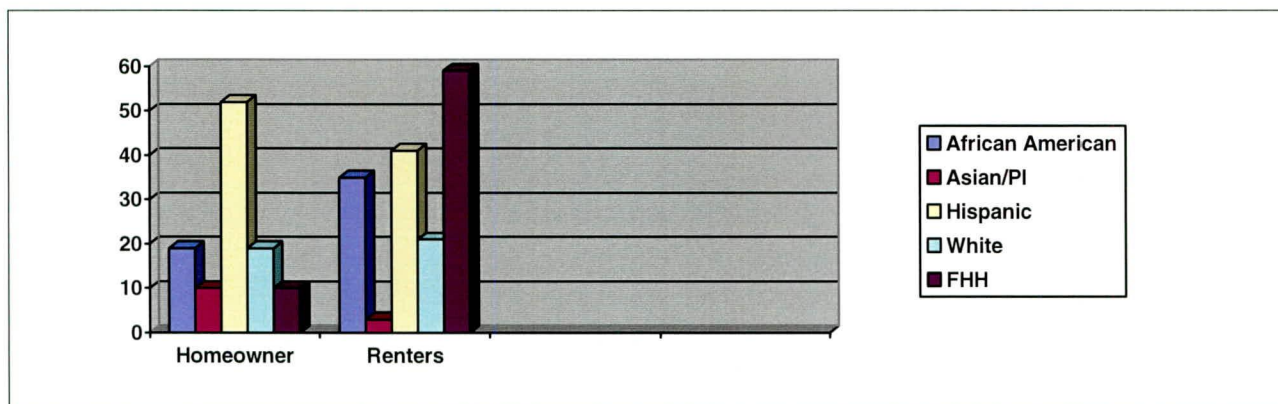
Department of Planning and Development

Providence takes pride in its ethnic and cultural diversity. A conscious effort is made by the department to insure that its programs and services are available to all of its citizens. Our partnership with the community-based organizations has also provided substantial outreach to the minority community. PNHC has the following minority participation rate for homebuyers of HOME assisted properties.

- | |
|--|
| <input type="checkbox"/> 52% Hispanic households |
| <input type="checkbox"/> 19% African American households |
| <input type="checkbox"/> 10% Asian of Pacific Islander |
| <input type="checkbox"/> 19% Non minority households |
| <input type="checkbox"/> 10% female head of households |

Renters of HOME Assisted property:

- | |
|---|
| <input type="checkbox"/> 41 % Hispanic households |
| <input type="checkbox"/> 35% African American households assisted |
| <input type="checkbox"/> 3% Asian or Pacific Islander |
| <input type="checkbox"/> 13% non-minority households assisted |
| <input type="checkbox"/> 59% female head of household |



PROVIDENCE NEIGHBORHOOD HOUSING CORPORATION

The PNHC has provided the following services and programs during the program year July 1, 1999 - June 30, 2000:

Community Development Block Grant, \$795,000

The PNHC board in the spring of 1998 instituted *Performance Formula Funding*. The yearly allocation of CDBG funds to each non-profit organization for housing project delivery

Department of Planning and Development

costs is *determined by the number and type of affordable housing units it produces*. 116 formula units of housing have been produced during the last program year thanks to funds provided to non-profit community development corporations for *project delivery costs*. The oversight of these funds is the responsibility of PNHC as part of its larger role in encouraging the development and rehabilitation of affordable housing units in Providence.

The individual *Performance Formula Funding* results for this program year are as follows:

Housing Non-Profit	CDBG	Formula Units**	Comments
Greater Elmwood Neighborhood Services	\$ 76,015	18	Total CDBG includes: Homeownership Bonus = \$0 WBE/MBE Goal = \$1,483
OMNI Development Corp.	\$ 63,529	12	Total CDBG includes: Homeownership Bonus = \$0 WBE/MBE Goal = \$1,483
Elmwood Foundation	\$ 67,617	12	Total CDBG includes: Homeownership Bonus = \$0 WBE/MBE Goal = \$(7,513)
SWAP	\$ 111,368	16	Total CDBG includes: Homeownership Bonus = \$36,680 WBE/MBE Goal = \$(754)
PPS Revolving Fund	\$130,034	18	Total CDBG includes: Homeownership Bonus = \$52,819 WBE/MBE Goal = \$1,483
Women's Development Corp.	\$ 26,273	6	Total CDBG includes: Homeownership Bonus = \$0 WBE/MBE Goal = \$1,483
West Elmwood Dev. Corp.	\$ 116,719	11	Total CDBG includes: Homeownership Bonus = \$61,6220 WBE/MBE Goal = \$1,483

Housing Non-Profit	CDBG	Formula Units**	Comments
Smith Hill Community Dev.	\$ 65,803	13	Total CDBG includes: Homeownership Bonus = \$0 WBE/MBE Goal = \$1,483
West Broad Incentive Corp.	\$ 15,291	1	Total CDBG includes: Homeownership Bonus = \$2,934 WBE/MBE Goal = \$1,483
Mount Hope N. L. Trust	\$ 39,225	1	Total CDBG includes: Homeownership Bonus = \$7,336 WBE/MBE Goal = \$(3,543)
Good News Housing	\$ 24,204	2	Total CDBG includes: Homeownership Bonus = \$0 WBE/MBE Goal = \$(1,544)
Olneyville Housing	\$ 38,663	3	Total CDBG includes: Homeownership Bonus = \$0 WBE/MBE Goal = \$1,483
Allens Ministries	\$ 20,105	3	Total CDBG includes: Homeownership Bonus = \$0 WBE/MBE Goal = \$1,483
Totals	\$ 795,000	116	

****Note:** Formula units are *annualized figures* and are equal to the average units produced over the most recent three year reporting period. The annualized figure has been rounded up or down to the nearest whole number for the purposes of this report.

HOME funds, \$1,887,049.00

Housing rehabilitation and residential construction activities in the City are funded through the PNHC. Non-profit Community Development Corporations serve as the development arm/partner of the City.



GENS Lead Center

PNHC funds and coordinates this activity, encouraging increased levels of collaboration amongst CDCs and increased production overall. Projects generally include a mix of home ownership rehabilitation or new construction, rental rehabilitation and special needs rehabilitation or new construction.

The following *HOME assisted affordable housing projects* have been completed during the program year:

Housing Non-Profit	Project	HOME Funds	Other Funds	#Units
GENS	827 Broad	34,425.00		3
Mt. Hope Ngh. Land Tst.	185 Camp	14,500.00	99,950.00	1
Olneyville Housing	82 Appleton	31,315.00		2
PNHC	369 Blackstone	23,150.00	66,850.00	1
PNHC	316 Dudley	23,096.00	66,904.00	1
PNHC	324 Dudley	22,467.00	67,533.00	1
PNHC	8 Gifford	71,818.00		1
PNHC	41 Ford	20,638.00		1
PNHC	89 Vernon	14,790.00		2
PNHC	102 Wadsworth	85,526.00		1
PPS Revolving Fund	130 Bridgham	95,000.00	43,055.00	2
Smith Hill CDC	125 Camden	50,000.00	108,000.00	2
Smith Hill CDC	21 Candace	122,964.00	83,915.00	2
Smith Hill CDC	300 Douglas	159,500.00	39,500.00	6
Smith Hill CDC	Pjt. Renaissance	365,000.00	3,254,462.00	32
SWAP	79 Providence	28,252.00	82,118.00	1
SWAP	13 Verndale	91,700.00	53,525.00	2
SWAP	Somerset Homes	110,545.00	324,135.00	6
SWAP	104 W. Clifford	29,710.00	79,039.00	1
Urban League	40 Wesleyan	25,000.00	100,000.00	4
West Elmwood Hsg	108 Bellevue	54,380.00	90,000.00	2
West Elmwood Hsg	52 Superior	63,893.00	75,207.00	1
West Elmwood Hsg	74 Superior	54,380.00	90,000.00	2
West Elmwood Hsg	Oper. Hope Renw.	295,000.00	1,591,882.00	15
Totals		\$1,887,049.00	\$6,316,075.00	92

Neighborhood Bond funds \$ 961,241.84

The City Council in 1997 dedicated \$5,000,000 in bond funds to PNHC for a variety of housing programs. During this program year the following funds were committed:

- The **Down Payment and Closing Cost Assistance program** committed \$ 268,859.84 to provide an incentive for (102) first time home buyers to purchase homes in Providence neighborhoods. These 0% loans of up to \$2,500 are payable when the house is sold.
- The **"Paint-it, Fix-it" program** committed \$9,750 to provide funds for (2) Providence residents to paint and make repairs associated with painting their houses. The loan amount is up to \$7,500. These 0-6% loans are payable monthly for a term of up to 5 years. Note: Most homeowners who paint their homes do so while making other repairs, thus the painting of their homes is funded through the "Home Repair" program.

- The **Home Repair program** committed \$635,512 to provide funding for (64) homeowners to make safety and/or code violation repairs to their homes. The loan amount is up to \$17,000 when combined with exterior painting. These 0-6% loans are payable monthly for a term of up to 10 years.



The **Rental Rehabilitation program** committed \$29,790 to provide funding for (3) Providence residents to make safety and/or code violation repairs to their non-owner occupied properties. The loan amount may be up to \$5,000. These 6% loans are payable monthly for a term of up to 10 years.

Lead Program: replacement windows at Gallup Street home

- The **Emergency Repair program** committed \$17,000 to provide funding for (3) low income families to make emergency repairs to their homes. The deferred loan amount is up to \$10,000. These 0% loans are payable upon sale or transfer of the home.

Demographics of Applicants To Housing Programs

Applicants To Loan Committee		Status of Request			Programs Requested					
Applicant Ethnicity	Total	Approve	Pending	Reject	Down Pmt	Paint	Repair	Rental Rehab	Emer. Repair	Lead
Asian	2	2	0	0	2	0	0	0	0	0
Black	43	42	0	1	20	1	14	1	1	6
Hispanic	191	189	0	3	147	0	20	1	0	22
A. Indian	1	1	0	0	0	0	0	0	0	1
White	57	53	1	3	16	3	33	3	1	1
Other	3	3	0	0	1	0	1	0	0	1

Department of Planning and Development

Not Given	2	2	0	0	2	0	0	0	0	0
Totals	299	292	1	7	188	4	68	5	2	31

Lead Safe Home Program \$ 704,358

The City of Providence was awarded a 1999 HUD grant in the amount of \$3.9 Million for lead-based paint hazard education and remediation. The Providence Neighborhood Housing Corporation as a sub-grantee of the City's Department of Planning and Development will administer the grant. The funds will be used to make lead safe approximately (227) privately owned housing units constructed prior to 1978. Homes must be owned and occupied by low-income families with children under the age of 6 or an expectant mother.

- **Lead Based Paint Hazard Control program**, funds in the amount of \$1,435,00 have been designated to provide home owners with grants, loans, or a combination of the two to make their property "lead-safe". The maximum combined loan and grant amount per dwelling unit is \$12,500.

During the above program year \$704,358 was committed to make (29) homes lead safe.

- **Education and Community Outreach:**
During this reporting period, (55) childhood lead poisoning education and prevention classes were held in primary and secondary lead target areas at neighborhood community centers. Lead information spots in spanish were held on Univision Channel 27 and lead infomercials in spanish were aired on other channels. Lead poisoning prevention training was provided to parents, and day care providers at day care centers. Educational material on continuing lead management practices was provided as followed up information to landlords and tenants of completed lead projects.

In addition, training in lead hazard reduction skills will be provided. Such training will be designed to increase the pool of licensed neighborhood-based lead contractors and to increase economic opportunities for under served populations. Low-income tenants from target neighborhoods who have basic painting and carpentry skills will be paid to attend training to prepare them for licensing in Rhode Island as lead hazard reduction workers or contractors. The goal is the establishment of five new neighborhood-based lead hazard reduction firms.

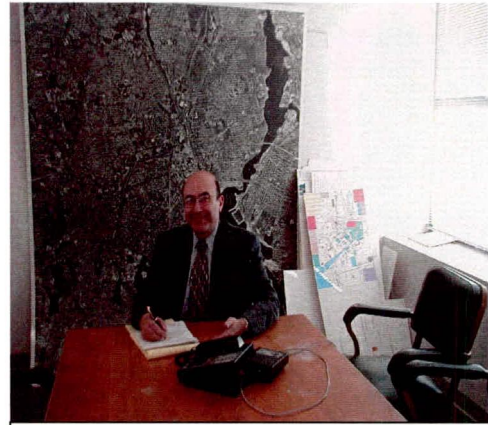
Healthy Homes Program

The City of Providence in June of 2000 was awarded a Healthy Homes Grant in the amount of \$1,039,204 to be integrated with our Lead Hazard Reduction program to substantially reduce the prevalence of asthma causing conditions which promote allergens from mites, cockroaches and molds.

It is projected that (70) units in (24) homes will receive healthy homes treatments. In addition another (70) units in (24) homes will receive smoke detectors, CO detectors and a written healthy homes assessment.

PLANNING DIVISION

The work of the Planning Division generally falls into two major categories: Planning and regulatory Review. Planning is the function delegated to the Department by the City Charter. As a function, planning is multifaceted and affects every resident of Providence. From the broadest concepts in comprehensive planning, to the details of neighborhood projects, planning must respond to the needs and aspirations of the residents, property owners and businesses in the City. Planning must go hand-in-hand with implementation, without which, the best of plans would only be paper documents that have no effect whatsoever. A significant part of implementation is through the regulatory framework, particularly zoning and development review regulations. While the Division does not enforce the zoning ordinance, the planning staff is called upon to service several implementation and regulatory agencies such as the Providence Redevelopment Agency, the City Plan Commission, the Providence Historic District Commission and the Downcity Review Committee.



Sam Shamoon, Associate Director

I. Planning

In the range of services the Department provides, the role of planning is to conduct research on growth patterns and trends, to plan for the city's revitalization, to develop regulations and programs, to direct the revitalization, and to review development proposals to ensure that the development conforms to the city's plans and regulations.

- A. Comprehensive Planning
- B. Neighborhood Planning
- C. Special Area Planning

A. COMPREHENSIVE PLANNING

A major function of the Department is the preparation of the city's Comprehensive Plan, prepared by the Department and adopted by the City Plan Commission and the City Council with extensive public input. The Comprehensive Plan articulates a vision for Providence's future; establishes goals and specific policies intended to help achieve the vision through various functional elements. These include land use, housing, economic development, natural and cultural resources, historic preservation, transportation, community services/facilities, and open space. Long range plans establish a framework for future economic development, housing development, and capital improvements that will be completed over a period of time, either in a neighborhood or on a citywide basis.

- ***Providence 2000: The Comprehensive Plan*** - This is the main document with the elements noted above.

- **Series Plan No. 1** - *Park, Recreation and Open Space Plan 1991-1995*
- **Series Plan No. 2** - *Plan for Preservation*
- **Series Plan No. 3** - *Adult Entertainment*
- **Series Plan No. 4** - *Plan for Hazard Mitigation*
- **Area Plan No. 1A** - *Downcity Providence: Master Plan*
- **Area Plan No. 1B** - *Downcity Providence: Implementation Plan*
- **Area Plan No. 2** - *I-195 - Old Harbor Plan*
- **Area Plan No. 3** - *Harbor Management Plan*

By tracking and analyzing changes in demographics and land use, the Department develops an ever-changing profile of the City. The Comprehensive Plan must be updated every five years as required by state law.

After receiving comments from Rhode Island's Statewide Planning Program in November 2000, Planning Division staff have been revising the City's Comprehensive Plan to address these comments. Staff has been working with neighborhood groups and elected officials to amend the Comprehensive Plan to provide for conservation areas in the City.

The effectiveness of Planning is in its implementation. Each plan produced under the Comprehensive Plan is under some form of implementation, as follows:

B. NEIGHBORHOOD PLANNING

The Planning Division works with neighborhood groups to develop phased programs to strengthen the neighborhoods by improving housing conditions, employment opportunities, recreation, open space, lighting and sidewalks. While the entire Department contributes to these efforts, the Planning Division generally makes the first contact with neighborhood groups to identify problems and to develop a neighborhood plan. The Project Management Real Estate Division will see that infrastructure improvements like sidewalks and trees are installed or that abandoned property is purchased and rehabilitated or demolished as recommended in the plan. The Community Development and Housing Services Division makes sure that the necessary funds are available and that all requirements are met, and works with neighborhood residents to assist in meeting housing needs. The Economic Development Division works with the business community and makes business loans available.

Typical Neighborhood Plans have included:

- 1) Ward 9 / Elmwood Redevelopment Plan
- 2) Upper South Providence Plan
- 3) Douglas Avenue Revitalization Plan
- 4) Charles Street Business District Revitalization Plan
- 5) Silver Lake/Hartford Revitalization Plan
- 6) West Broadway / Westminster Street Plan

- 7) Fox Point Traffic Calming / Neighborhood Plan
- 8) Cranston Street / West End Redevelopment Plan
- 9) Jewelry District Plan

C. SPECIAL AREA PLANNING

1. Old Harbor Plan / I-195 Relocation

The technical Committee for the Old Harbor Plan worked throughout the year to finalize a parcel plan for the district and to decide what uses would be allowed. The Committee also worked closely with the Heritage Harbor Museum and Narragansett Electric on many issues pertaining to the relocation of I-195.

2. Downcity / Downtown Revitalization

It has been a major initiative of this Department to insure that the policies set by the Mayor to keep Downtown strong and vibrant are met. Planning projects underway include:

Implementation of the downtown traffic circulation, parking and signage plan has received \$3.2 million through the RI Department of Transportation and the Federal Highway Administration. In order to address recent construction and proposed new development of major traffic generators, the Department looked into traffic flow, parking supply and a uniform signage system. This signage system will make it easier for visitors to get into Downtown Providence from the surrounding highways, will clarify circulation patterns within the Downtown, and will identify the location of major attractions and parking.

The Downcity Review Committee continues to monitor and review projects in the Downcity (see Regulatory Functions below).

3. Woonasquatucket River Greenway

The Greenway runs through five neighborhoods: Smith Hill, Valley, Olneyville, Hartford and Manton. The Department is working on a plan to promote the river's historic and natural attractions through river clean-up, brownfields remediation, walking tours and a bicycle path.

Many significant milestones were reached from 1999 to 2000 for the Woonasquatucket Greenway Project. The Army Corps of Engineers finished their remediation cost estimate and plan for the remediation of the Riverside Mills site. The site will contain a playground, a water park, an in-line skating rink, The Planning Division is working with RIDOT to coordinate remediation, bike path construction, and park construction in the summer of 2001. We also received \$1 million from HUD for remediation costs.

The remediation plan for Lincoln Lace & Braid was also completed in 2000. Bike path construction, remediation, and construction of youth soccer fields are planned for 2002.

4. New Cities Planning

Three large areas are undergoing major studies at this time. The studies, performed by world renowned consulting firms, include land use, economic issues and opportunities, environmental conditions and the feasibility of new development. These are:

Narragansett Landing

Sasaki Associates is the consultant for this area which encompasses over 500 acres extending from the Point Street Bridge to the Cranston city line between I-95 and the Providence River. The old waterfront with a multitude of petroleum storage, maritime industrial and many marginal and underutilized sites will be examined and evaluated.

The City received a \$250,000 Pilot Grant from the EPA for environmental site assessment at Narragansett Landing. The Planning Division will manage the grant and the consultants chosen to perform the work.

Promenade

Urban Strategies, Inc. is the consultant for this area which includes the land west of the Providence Place mall to Olneyville. Old mill buildings that have stood empty for years as well as vacant sites will be studied and evaluated for potential new development.

Westminster Crossing

The Cecil Group, is the consultant for this area. The area is characterized by the split between the downtown and its neighborhood to the west caused by I-95. The reconnection of the neighborhoods over I-95 will be one of the goals of this plan.

5. Wayland Square Traffic Improvements

This plan calls for the realignment of Wayland Square and introducing traffic calming concepts to make the square safer and more conducive to pedestrians. The project will be completed by the Project Management Division in 2001.

6. Jewelry District

The Planning Division worked with the Jewelry district Association to draft new zoning for the D-2 zoning district, which encompasses the majority of the Jewelry District. Height, transparency, parking lots, and landscaping will all be more tightly controlled in this growing residential area.

7. Fox Point Traffic Calming

Staff from the Planning Division assisted the Fox Point Neighborhood Association in the implementation of its traffic-calming plan. To date, the association has received construction estimates and is in the process of identifying funding sources for implementation.

II. Regulatory Review

In addition to preparing plans, the Planning Division is also responsible for conducting a number of on-going project reviews and for coordinating projects with other agencies, such as the City Plan Commission, the Providence Redevelopment Agency, The Providence Historic District Commission, the DOWNCITY Review Committee, and various City Council Committees such as Ordinance Committee, Urban Redevelopment, Renewal & Planning and Public Works.

A. Providence City Plan Commission (CPC) - Meets the third Tuesday of each month

The City Plan Commission is charged with preparing a comprehensive plan for the city; submitting advisory opinions and recommendations to the City Council on all zoning amendments; reviewing, approving and submitting to the City Council the capital improvement plan for the City (prepared by the Department); reviewing and approving master plans for all medical and higher educational institutions in Providence; and responding to other matters referred by the Mayor, City Council or other agencies. The Department enforces the *Development Review Regulations* adopted by the City Plan Commission. These regulations govern all subdivision and land development projects in Providence. Staff reviews up to a dozen Administrative Subdivisions or approximately two to three minor and major subdivisions each month. Section 503 of the Zoning Ordinance requires the CPC to review and approve institutional master plans every five years. All colleges, universities and health care institutions have submitted plans and are up for renewal in 2000.

Petitions to purchase land from the Redevelopment Agency, street abandonment, or the purchase of city land; plans for construction in historic districts or in institutional zones; planned developments or land developments projects are all reviewed. New Development Review Regulations, to be adopted in the coming year by the City Plan Commission, will govern all review procedures.

In 1999/2000, staff reviewed and approved 42 administrative subdivisions. The CPC, with staff assistance, reviewed and approved seven minor subdivisions and one major subdivision. It also reviewed two major land developments. The CPC also reviewed and approved four institutional master plans for educational and health care institutions. It reviewed seven referrals from the City Council Public Works Committee for street abandonments and easements. Finally, the CPC approved the City's Capital Improvement Program for fiscal years 2001-2005.

Capital Improvement Program

Planning Division Staff prepared and presented the City's five-year Capital Improvement Program (CIP) to the City Plan Commission and the Finance Department. The CIP details capital requests from each City department. It analyzes and prioritizes these requests with respect to the City's planning goals as set forth in the Comprehensive Plan.

B. Providence Redevelopment Agency (PRA) – Meets the second Thursday of each month.

Among the many services required for the PRA, the Planning Division reviews development plans, prepares redevelopment plans and their amendments, presents the plans to neighborhood groups and the City Council Committee on URRP and monitors development proposals.

C. Providence Historic District Commission (PHDC) - Meets the fourth Monday of each month.

The PHDC's purpose is to oversee the preservation of historical structures in seven local districts. The PHDC is charged with safeguarding the heritage of the city by preserving designated districts and structures of historic and architectural value. The staff reviews several

hundred applications each year, including site visits, meetings with applicants and presentations at PHDC hearings.

The PHDC is the agency of city government responsible for reviewing proposed changes to buildings and sites within any of the seven local historic districts. Between January 1, 2000 and December 31, 2000, the HDC reviewed 199 applications for Certificates of Appropriateness.

D. Downcity Review Committee (DRC) – Meets the first Monday of each month

The DRC is the agency of city government responsible for reviewing proposed changes to buildings and sites within the Downcity District. Approval from the DRC must be obtained before getting a building permit or doing any exterior replacements, alterations, site improvements, new construction, demolition, and moving of structures. An application for a Certificate of Design Approval is required for any exterior work on a District property; a Certificate must be issued before such work can begin. Between January 1, 2000 and December 31, 2000, the DRC reviewed 39 applications for Certificates of Design Approval.

PHDC/DRC STAFF

Public Records are kept of all PHDC and DRC meetings, deliberations, and decisions. The Department of Planning and Development (DPD) provides staff to both agencies, which has primary responsibility for keeping these records. The staff's duties are as follows:

-
- Conduct correspondence
- Provide public information
- Perform clerical and administrative work
- Act as liaison between the PHDC, DRC and all other agencies, departments and organizations to which it relates in the conduct of its affairs
- Consult with applicants and property owners regarding the procedures and rules and regulations of the PHDC or DRC
- Issue in-house staff approvals for applications for Certificates for repair and replacement, and other work as needed
- Direct applications for Certificates for all work other than that specified above to the PHDC or DRC at a regularly scheduled meeting; regular meetings are held every month at the Department of Planning and Development
- For the regularly scheduled meeting, prepare a written analysis of each application pending, discussing the historical and architectural significance of the property, consistency of the proposal with PHDC or DRC Rules & Regulations and Sections 501 or 502 of the Zoning Ordinance, preservation issues and other relevant data
- Prepare minutes of PHDC and DRC meetings, showing members present and absent, a listing of others attending, approval of minutes of previous meeting, and summaries of issues, deliberations and findings of fact regarding each application.
- Issue Certificates, stamp project plans and issue written determinations upon each application reviewed and approved by the PHDC or DRC

E. City Council Committees – Variable meeting times

The staff often advises and prepares ordinances for consideration by the City Council Committee on Ordinances for all zoning text and map changes; the Committee on Urban Redevelopment, Renewal & Planning (URRP) for all redevelopment plans and amendments; and the Committee on Public Works for street abandonment. These often include preparation of legal advertisements in compliance with state statute, presentation at public hearings and submission of written texts and ordinances.

F. Environmental Reviews

Environmental reviews are completed for projects in which federal funds will be expended. The purpose of environmental review is to ensure compliance with federal, state and local regulations. Over 200 environmental reviews are processed in a typical year. In 1999/2000 there were 93 environmental reviews prepared by Department staff.

G. Zoning Petitions

Petitions for zoning variances or special use permits (filed with the Zoning Board of Review) are reviewed and written comments on the impact of these proposals on the city's growth and development are submitted to the ZBR. Every month an average of twenty (20) zoning petitions are reviewed. In 1999/2000 there were 128 zoning referrals.

III. Other Planning

The Planning Division is often called upon to respond to opportunities that bring outside funding or benefits to the City through the state and federal governments. These include:

A. Rhode Island Department of Transportation (RIDOT)

The City works with RIDOT in a number of ways. Staff serves on the statewide Transportation Advisory Committee (TAC). Staff prepares the bi-annual Transportation Improvement Program (TIP) that enable the City to be eligible for millions of dollars of state and federal highway grants for such projects as the relocation of I-195, CMAQ projects, bikeways and enhancements of neighborhood streets.

B. Brownfields Showcase Community

The Woonasquatucket River Greenway project was the basis of the City's designation as a Brownfields Showcase Community. The City is the lead agency in this partnership program that includes RIDEM and The Providence Plan. Under the Showcase Community program, the City has developed new working relationships with federal agencies with a focus on brownfield redevelopment. The award of \$600,000 from the FHWA's Transportation Community and System Program, is in part due to the Showcase designation.

C. American Heritage River Steering Committee

As part of a Presidential initiative, the Blackstone/Woonasquatucket Rivers were designated as one of only 14 American Heritage Rivers. The Planning Department participates in the

American Heritage River Committee that is developing a plan to support the clean-up, recreational use, and appropriate development of the rivers and riverfront areas.

PROJECT MANAGEMENT DIVISION



Thomas O'Connor, Assoc. Director

The Project Management Division is the implementation arm of the department where physical construction is concerned. The Project Management Division supervises all construction work carried out by the Department of Planning and Development on behalf of the Providence Redevelopment Agency as well as all neighborhood improvements funded through the Community Development Block Grant Program. All projects, once the planning process has been completed, are then turned over to the Project Management Division for implementation.

Depending on the project, this can involve preliminary investigation and surveying, design, preparation and execution of engineering plans, computations, drawings, specifications, quantity and cost estimates, supervision of new construction, reconstruction maintenance and repairs, remodeling, additions, alterations and preparation of contracts for public improvements in renewal and development projects, engineering inspections and testing, supervision and inspection of demolition activities, as well as the supervision of the recording of engineering data, plans, maps and other technical data. Many projects are completed each year.

The Division is also responsible for all departmental **Real Estate functions**. This includes acquisition and disposition of real property, negotiations for purchasing, leasing or disposition, preparation of contracts for real estate appraisals, title examinations, documents related to condemnation proceedings on behalf of the Redevelopment Agency, acquisition and disposition appraisals for various city agencies, analysis of professional appraisals, contracts for land use and marketability studies. Preparation of documents relating to City Council proceedings and foreclosure of tax reverted properties is also handled by the division.



The following is a summary of projects completed and/or started in FY99 through the present;

- North Main Street Planting-Phase I, II, III
- Downtown Sidewalks/Intersections/Street Trees
- Elmwood Traffic Calming
- Broad Street Revitalization
- Gorham Complex Demolition and Preparation for Development
- Blackstone on the Southside
- Spruce Street Bocce Courts



- MET School Project
- Hartford School Project
- Silver Spring Industrial Park
- Black Contractors/The Center on Broad Street
- Real Estate Activities
- Jewelry District Improvements Phase IV
- SPDC/Cleanscape Lot Project
- Oasis Credit Union
- West Broadway Traffic Calming
- Wayland Square Traffic Calming
- Broad Street Planting Phase I, II
- Broad Street Fencing Phase I, Phase II, Phase III
- St. Ann's Piazza
- Chalkstone Avenue @ Roger Williams Hospital
- Chalkstone/Academy Avenue-Parking/Open Space
- Douglas Avenue/Eaton Street Intersection
- Pocasset/Union Avenue Park



SPECIAL PROJECTS DIVISION



Thomas Glavin, Associate Director

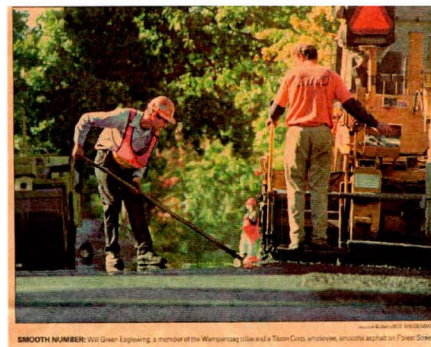
The Division has continued to coordinate and oversee the capital improvements funded through the Neighborhood Improvement Program bond issue. The Division has worked cooperatively and effectively with other city departments, the city council and neighborhood groups. This synergy has allowed us to maximize the impact of this historical effort to implement needed improvements to Providence's aging infrastructure.

The following is a list of accomplishments completed for the period covered by this report:

Neighborhood Improvement Projects:

Street Resurfacing:

At the conclusion of the 1999-2000 construction season, an additional 24 city streets were resurfaced measuring approximately 9.5 miles. Since the programs inception in 1998, the cumulative total of streets resurfaced is 420 (451,483 linear feet) or the equivalent of 85.5 miles. The total expenditure for this highly successful program is over \$9 million.



Sidewalk Replacement:

During this same time period, over 5,300 sidewalks were replaced in whole or in part at a cost of \$8.8 million.

**Parks:**

An ambitious program to upgrade and refurbish the existing neighborhood system has been undertaken under this program. For the period covered by this report, 50 park projects have been completed with one additional park project under construction and three others in the planning and design stages. Total expenditures to date are \$4.6 million.



Elimination of Blight: - To comprehensively address the negative impact that abandoned properties have on the quality of life in residential neighborhoods, 100 properties were identified for demolition. Upon its conclusion, 120 buildings were demolished. Factoring in other related costs (e.g. legal services), a total of \$2.2 million has been expended to date.

Commercial Districts, Housing Programs & Community Centers: - Funds have been allocated by various Councilmembers to assist in redevelopment of commercial districts in several neighborhoods. At the same time, we have established agreements with several qualified non-profit agencies to administer neighborhood based Revolving Loan Programs. Funds have been distributed to several Community and Senior Centers to assist with expansion and renovations. The primary goal of the Housing Programs is neighborhood stabilization and the creation of a diversity of housing opportunities. The various elements of these comprehensive programs include; Down Payment/Closing Assistance, Emergency & Home Repairs, Paint It/Fix It and Rental Rehabilitation. A program to assist homeowners with lead reduction/elimination will begin shortly. To date over \$3.5 million has been committed to these initiatives.

SPECIAL PROJECTS:

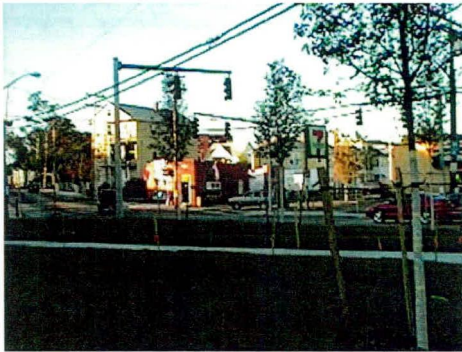
Downtown Sidewalk Improvement: Several locations throughout the Downtown neighborhood (including Weybosset Street, Chapel Street, and Westminster Street) which had severely damaged sidewalks were replaced.

Gorham Industrial Project: \$1.0 million from the Neighborhood Improvement Program bond issue was utilized in the demolition of vacant buildings and asbestos abatement at the 37 acre site of the former Gorham Complex. Additional improvements such as the installation of utilities will be completed to prepare this site for development.

Street Tree Maintenance: The first maintenance program for street trees in the United States has been established through a public-private partnership that provides for ongoing maintenance of newly planted trees. \$200,000 was disbursed in support of this unique initiative.

Woonasquatucket River Greenway Project: Renovations at Donigian & Merino Park, dredging of the Woonasquatucket River and cleanup at the former Lincoln Lace & Braid and Riverside Mills sites are some of the activities completed under this "Brownsfield" program. Ongoing design work continues for reuse of these sites along with planning of the San Souci Drive Project. Total expenditures to date: \$1.75 million.

Eaton Street-Douglas Avenue Intersection: Urgently needed traffic improvements



were completed at this highly traveled intersection. A new traffic island was created, three way traffic signals were installed and other related capital improvements were made.

Lillian Feinstein Senior Center: When the vacant building at 1085 Chalkstone Avenue was



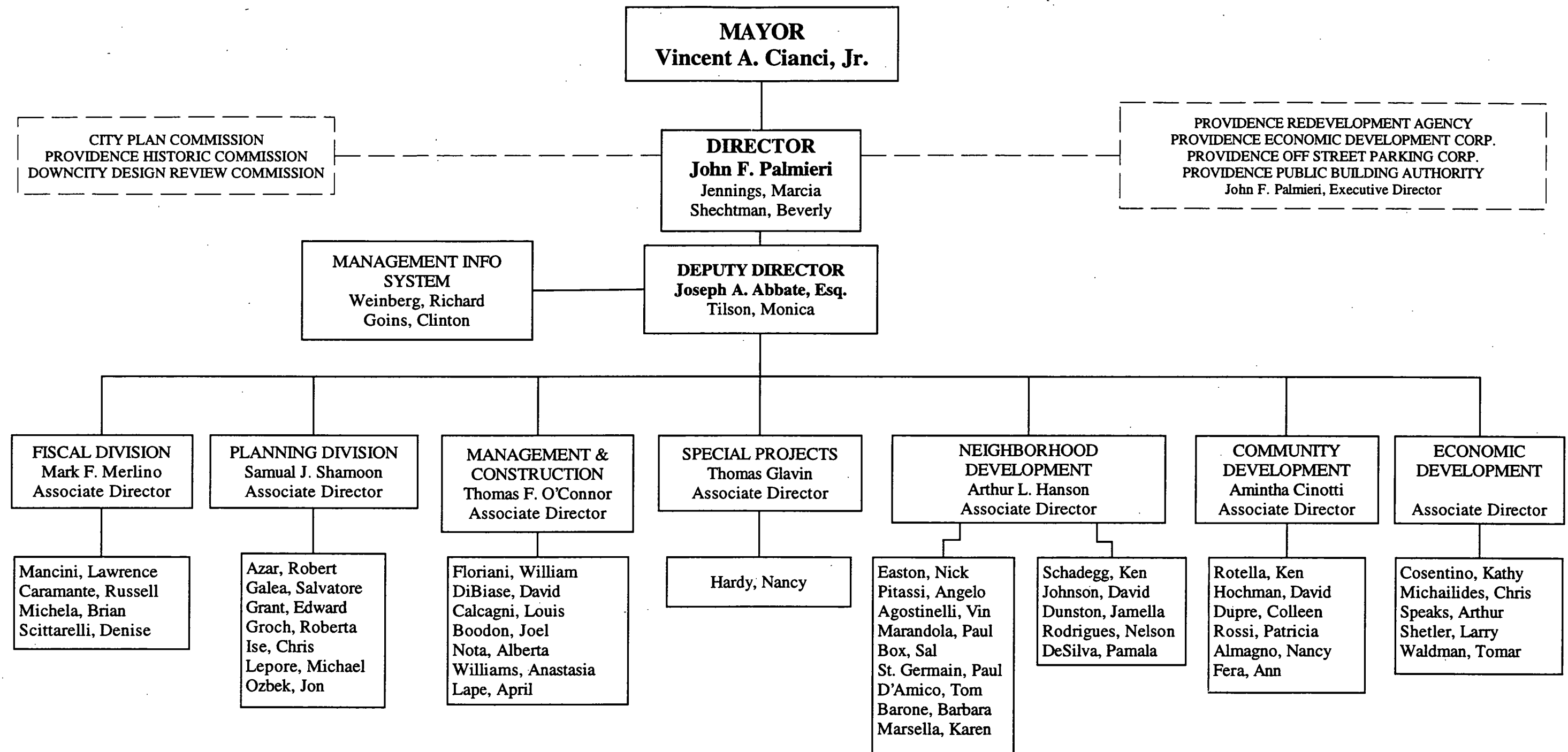
acquired, the creation of the first multi-purpose Senior Center to serve the Valley, Mt. Pleasant/Elmhurst and Smith Hill neighborhoods commenced. The building has been completely renovated and the Center now serves as a daily meal site, offers a variety of programs and features a health clinic operated by Roger Williams Medical Center.

North Main Street Improvement Project: Site improvements were made along this vital commercial corridor to improve its appearance. Improvements

consisted of street tree installations, plantings and other improvements to the traffic island.

Wayland Square Intersection Project: Improvements to this highly traveled intersection include the creation of a landscaped traffic island, improved traffic signalization and new pedestrian crosswalks. The installation of a traffic calming speed hump in 2001 will complete the project.





Appendix A

The Department provides technical assistance to a number of City boards, agencies and Commissions as follows:

City Plan Commission

George Calcagni, Chair
James H. Leach, Vice Chair
Miguel Luna
Harrison Bilodeau
Steven Durkee

Ex-Officio Members

Robert Ricci (Mayor/Designee)
Bryan Principe (Council President/Designee)

The City Plan Commission is charged with the preparation of a comprehensive plan for the City; the submission of advisory opinions and recommendations on all zoning amendments; review and approval for submission to the city council of the capital improvement plan for the City; and other requests, reviews or recommendations as referred by the Mayor, City Council or other agencies.

Providence Economic Development Corporation (PEDC)

Kenneth Dulgarian, Chair
Joseph Caffey, Vice Chair
Anthony Carcieri, Treasurer
Frank Benell
Mark Harriman
Renee Bailey
Mark Feinstein

Legal Counsel

Joshua Teverow
Alfred Thibodeau

The PEDC provides financial and technical assistance to established businesses interested in relocation to or within Providence or to the expansion of businesses in the city.

Historic District Commission

Tina Regan, Chair
Clarke Schoettle, Vice Chair
Lisa Watt Ardente
Cornelis J. deBoer, AIA
Mildred Parrillo
Luis Vargas
Malcolm Chase
Mayoral Appointees (2 vacancies)

City Council Appointees

Councilwoman Patricia Nolan

Councilman John Lombardi
Antoinette Downing, Member Emeritus

The Commission has design review powers over any exterior change to a property within a local historic district. At present, there are seven (7) local districts. The Commission adopts its own operating rules and regulations, as well as design review standards and guidelines. The Commission works with the Department of Inspections and Standards to improve enforcement of zoning violations in historic districts.

Downcity District Design Review Committee

Guy Abelson, Chair
Elizabeth Chace, Vice Chair
Alan Chile
Jay Litman, AIA
Tina Regan, Historic District Commission Chair
Michael Everett, Mayoral Alternate
Clarke Schoettle, PHDC Alternate

The Committee is responsible for directing development in the downtown , protecting the historic and architectural character of the downtown, promoting the arts and entertainment district and supporting residential uses in the downtown.

Providence Off-Street Public Parking Corporation (POSPP)

Michael S. VanLeesten, acting chair
William Benell,
Thomas J. Reilly
David G. Dillon
Marvin Holland

Bond Counsel

Karen Grande, Tillinghast, Licht, Perkins & Smith

The purpose of the corporation is to aid in the development of off street parking in the city. POSPP can provide tax exempt financing for structured or surfaced parking. All previous projects have been in the Downcity.

Public Building Authority

Lloyd Granoff, Chair
Dianne Witman
Donna Capoverde, CPA
Stanley Weiss

The PBA purpose is to provide financing and construction services for municipal facilities and projects. The various projects are funded through the issuance of revenue bonds that are secured by leases with the city. The PBA may only develop projects upon the request of the mayor and with the approval of the city council.

Providence Redevelopment Agency

Henry Kates, Chair
Leslie Gardner, Vice Chair
Paul Brooks
Robert Montecalvo
Jose Monteiro

Department of Planning and Development

Councilman Ronald W. Allen
Councilman Luis A. Aponte
Mayor Vincent A. Cianci, Jr., Ex-Officio

The Redevelopment Agency was created in 1947 to address the problems of slum and blight. It's purpose is "to work toward the elimination and prevention of substandard areas and their replacement through redevelopment by well planned, integrated, stable, safe and healthful neighborhoods."The Agency is currently working to stabilize the city's neighborhoods through the development of new owner occupied housing and the creation of jobs with the development of industrial parks in the city.

Appendix B

The following chart illustrates the breakdown of residents by income level and residency type for CDBG funded Nnprofits.

Organization	Goal/Contract Number	Completed Units	Rental	Home Ownership	Moderate Income	Low/Very Low Income
Elmwood Foundation	26	26	26	0	26	0
Elmwood Neigh. Services	25	20	9	8	57	2
Good News Housing	3	3	2	1	0	12
AMEN	5	9	9	0	10	14
Mt. Hope Land Trust	5	5	3	2	7	10
Olneyville Housing	7	0	0	0	0	0
Omni Development	10	4	4	0	52	0
Prov. Preservation Society	85	13	4	7	7	2
Smith Hill CDC	9	22	20	2	0	68
SWAP	10	4	0	4	9	0
West Broadway Incentive	5	4	2	2	7	2
W. Elmwood Neighbor. Housing	10	12	2	10	14	11
Women's Development Corp.	30	0	0	0	0	0
TOTAL	203	122	79	36	145	121

Accomplishments and Leveraging:

HOME Projects approved July 1, 1999 - June 30, 2000

Project	# of units	Pjt. Type Home owner	Homeowner Demographics					Female Head of Household
			Alaskan Native or American Indian	Asian or Pacific Islander	Black non- Hispanic	Hispanic	White non- Hispanic	
82 Appleton	2	1				1		
108 Bellevue	2	1				1		
369 Blackstone	1	1				1		
130 Bridgham	2	1				1		
125 Camden	2	1				1		
185 Camp	1							
21 Candace	2	1			1			
300 Douglas	9							
316 Dudley	1	1			1			
324 Dudley	1	1				1		
8 Gifford	2	1					1	
79 Providence	1	1				1		

Department of Planning and Development

74 Superior	1	1				1		
13 Verndale	2	1				1		
102 Wadsworth	1	1					1	1
40 Wesleyan	4							
104 W. Clifford	1	1					1	
41 Ford	1	1		1				
Somerset Hms	4	4		1	2	1		
52 Superior	1	1				1		
827 Broad	3							
89 Vernon	2	1					1	1
Oper. Hope Ren	19							
Pjt. Renaissance	11							
TOTALS	63	21	0	2	4	11	4	2
% OF OWNERS			0%	10%	19%	52%	19%	10%
% OF RENTERS			0%	6%	35%	41%	16%	10%

Rental Demographics									Income
Project	Rental	Alaskan Native or American Indian	Asian or Pacific Islander	Black non-Hispanic	Hispanic	White non-Hispanic	Female Head of Household	Moderate	Low/Very Low Income
82 Appleton	1				1			1	
108 Bellevue	1				1			1	
396 Blackstone								1	
130 Bridgham	1				1			1	
125 Camden	1							1	
185 Camp	1					1	1		1
21 Candace	1			1				1	1
300 Douglas	6		3	1	2				6
316 Dudley								1	
324 Dudley								1	
8 Gifford	1					1		1	
79 Providence								1	
74 Superior					1				
13 Verndale	1				1			1	
102 Wadsworth								1	
40 Wesleyan	4			1	2	2	4		4
104 W. Clifford								1	
41 Ford								1	
Somerset Hms								4	
52 Superior								1	
827 Broad									
89 Vernon	1							1	
Oper. Hope Ren	19			9	7	2			19
Pjt. Renaissance	11			5	4	2			
TOTALS	49	0	3	17	20	8	5	20	31

Public Service Agencies funded during the Year 25 program included:

REPORT ON SERVICES BY TYPE, RACE and INCOME

Service Agency by Service Type								
Organization	Snrs	Intake	Daycare	Youth	Trns rt	General	Handca	Total
CHIPSA	0	0	0	0	0	2246	0	2246
DaVinci Center	161	822	0	188	0	0	47	1171
East Side Seniors	91	0	0	0	0	0	1	91
East Side /Mt. Hope YMCA	0	0	0	70	0	0	0	70
Elmwood Community Center	23	503	0	161	0	0	14	687
Federal Hill House	1084	0	0	0	0	0	256	1084
Federal Hill Tutorial	0	0	0	202	0	0	0	202
Fruit Hill Day Care	72	0	0	0	0	0	72	72
Hartford Park Center	95	0	0	283	0	0	76	378
Hmon Center	0	0	0	685	0	0	1	685
International Institute	0	0	0	0	0	124	0	124
John Fogarty Center	0	0	0	0	58	0	58	581
John Ho Settlement House	0	0	0	0	58	0	1	58
Joslin Community Center	0	461	45	89	0	0	10	595
Keep Providence Beautiful	0	0	0	174	0	0	0	174
Mt. Hope Neighborhood Center	0	120	15	109	0	0	9	244
Nickerson Community Center	160	0	0	0	0	0	23	160
Providence Black Repertory	0	0	0	0	0	570	0	570
Pro-Ca Interim House	0	0	0	0	0	108	0	108
Pro-Ca Senior Transportation	0	0	0	0	120	0	0	120
Pro-Cap Fuel Assistance	0	0	0	0	0	4896	777	4896
RI Black Heritage Society	0	0	0	0	0	0	0	0
RI Donation Exchange	0	0	0	0	165	0	0	165
Roger Williams Day Care	0	0	784	0	0	0	2	784
Silver Lake Center	398	346	0	263	0	0	40	1007
Smith Hill Center	107	0	183	113	0	0	4	403
South Providence Tutorial	0	0	0	56	0	0	0	56
South Side Land Trust	0	0	0	0	0	105	0	105
Summerbridge a Youth	0	0	0	0	0	0	0	0
Talbot House	0	0	0	0	0	66	0	66
Urban League of RI	265	0	0	0	0	0	18	265
Vietnam Era Veterans	0	0	0	0	0	165	77	165
Visiting Nurse Association	0	0	0	0	0	0	0	0
Washington Park Center	79	414	0	305	0	0	72	798
West End Community Center	0	2625	51	125	0	0	0	2801
Westminster Senior Center	170	0	0	0	0	0	23	170
TOTALS	2705	5291	1078	2823	401	8280	1581	20578

Service By Race and Income		YR 25							
Organization	Wht	Blk	His	Asian/PI	Am Ind/Als	Oth	Ex Low	Low	Mod
CHIPSA	0	0	0	0	0	0	0	0	0
DaVinci Center	976	94	91	6	0	4	221	940	10
East Side Seniors	80	11	0	0	0	0	45	41	5
East Side /Mt. Hope YMCA	3	55	7	3	0	2	61	9	0
Elmwood Communi Center	46	133	461	36	0	11	393	285	9
Federal Hill House	447	124	197	0	4	312	361	617	106
Federal Hill Tutorial	58	46	68	8	2	20	84	88	30

ANNUAL REPORT FY2000

Department of Planning and Development

Fruit Hill Day Care	71	1	0	0	0	0	31	34	7
Hartford Park Center	50	63	258	5	0	2	0	378	0
Hmon Center	3	0	4	678	0	0	181	357	147
International Institute	0	27	96	1	0	0	124	0	0
John Fogarty Center	40	8	6	0	0	6	58	0	0
John Hope Settlement House	10	29	21	2	1	0	34	5	19
Joslin Communi Center	126	130	326	0	0	10	465	118	12
Keep Providence Beautiful	1	55	89	29	0	0	65	88	21
Mt. Hope Neighborhood Center	40	122	34	3	13	17	138	17	89
Nickerson Communi Center	65	48	47	0	0	0	138	22	0
Providence Black Repertory	0	0	0	0	0	0	0	0	0
Pro-Ca Interim House	29	52	10	0	0	17	4	104	0
Pro-Ca Senior Transportation	103	10	5	0	0	2	0	120	0
Pro-Ca Fuel Assistance	1110	668	2340	361	0	217	2247	2589	60
RI Black Heritage Socie	0	0	0	0	0	0	0	0	0
RI Donation Exchange	0	0	0	0	0	0	92	73	0
Roger Williams Day Care	3	322	407	2	38	12	0	769	15
Silver Lake Center	752	85	160	5	0	4	4	1005	0
Smith Hill Center	114	105	139	19	21	5	259	40	104
South Providence Tutorial	4	30	22	0	0	0	11	44	0
South Side Land Trust	0	0	0	0	0	0	0	0	0
Summerbrid a Youth	0	0	0	0	0	0	0	0	0
Talbot House	42	7	5	4	3	5	66	0	0
Urban League of R1	40	81	127	2	3	12	262	3	0
Vietnam Era Veterans	40	122	0	0	0	0	70	77	18
Visitin Nurse Association	0	0	0	0	0	0	0	0	0
Washington Park Center	177	194	316	11	7	93	721	74	3
West End Communi Center	459	802	121	220	108	0	126	2558	117
			2						
Westminster Senior Center	52	10	108	0	0	0	101	61	8
TOTALS	494	343	655	1395	200	75	6362	1051	780
	1	4	6			1		6	

HOPWA Emergency/Residential Services

EMERGENCY
SHELTER
RESIDENTIAL
SERVICES

	Amos House	Interim House	Nickerson House	People to End The Homelessness Turning	Urban League	Women's Center
Emergency Shelter Facility	X	X			X	X
Food / Clothing Pantry		X				
Mental Health		X		X		X
Alcohol / Drug Program				X	X	
Child Care		X				X
Parenting Education						
Transitional Housing	X		X	X	X	X

Department of Planning and Development

Outreach	X	X		X		X	X
Soup Kitchen/Meal Distribution	X						
Health Care						X	
HIV/AIDS Services					X		
Employment Training					X	X	X
Homeless Prevention	X	X			X	X	

CATEGORY OF PERSONS SERVED

	Amos House	Interim House	Nickerson House	People To End The Homelessness Turning	Urban League	Women's Center
Battered Spouse	0%	0%	0%	0%	0%	89.50%
Run Away/ Throw Away	10%	0%	0%	0%	0%	0%
Chronic Mental Illness	50%	17%	0%	60%	40%	15%
Developmentally Disabled	15%	38%	0%	0%	0%	4%
HIV /AIDS	30%	1%	0%	0%	15%	unknown%
Alcohol Dependant	60%	21%	0%	30%	100%	35%
Drug Dependant	45%	17%	0%	10%	80%	35%
Elderly	15%	0%	0%	10%	0%	1%
Veterans	25%	2%	100%	10%	0%	2%
Physically Disabled	15%	4%	0%	0%	0%	1%
Other	50%	0%	0%	0%	0%	0%

TYPE OF SHELTER PERSONS HOUSED PER YEAR

	Amos House	Interim House	Nickerson House	People to End The Homelessness Turning	Urban League	Women's Center
Group / Large House	386	0	24	16	12	42
Scattered Site Apt	0	53	0	0	0	0
Single Room Occupancy	16	0	0	0	0	0

ANNUAL REPORT FY2000
Department of Planning and Development

Large House / Individual Apts.	0	0	0	0	0	0	0	0
Multiple Person Rms W/in Hse	0	0	0	0	0	0	0	0

NON - RESIDENTIAL SERVICES

	George Hunt Center	Traveler's Interim Aid Shelter	People to End Homelessne ss	Amo's House	Women's Center
Emergency Shelter Facility		X	X	X	X
Drop-in center	X	X			
Food Pantry		X	X		
Mental Health Services	X	X	X		X
Child Care			X		X
Clothing/Toiletries	X				
Transitional Housing		X	X	X	X
Out-Reach	X	X	X	X	X
Soup Kitchen/Meal Distribution		X		X	
Health Care	X	X			
HIV/AIDS Services		X			
Employment Training		X			X
Homeless Prevention		X	X	X	
TOTAL # Served Daily	145	478	18	100	650

**EMERGENCY
SHELTER
NON-
RESIDENTIAL
CATEGORY OF PERSONS
SERVED**

	George Hunt Center	Traveler's AID
Battered Spouse	n/a	2%
Run Away/Throw Away	n/a	4%
Chronic Mental Illness	n/a	14%

Department of Planning and Development

Developmentally Disabled	n/a	<1%
HIV/AIDS	n/a	1%
Alcohol Dependant	n/a	16%
Drug Dependant	n/a	14%
Elderly	n/a	2%
Veterans	n/a	16%
Physically Disabled	n/a	

The following tables illustrate the services provided and the number of individuals that are served under the ESG program:

**EMERGENCY
SHELTER
RESIDENTIAL
SERVICES**

	Amos House	Interim House	Nickerson House	People to End Homelessness	The Turning	Urban League	Women's Center
Emergency Shelter Facility	X	X				X	X
Food / Clothing Pantry		X					
Mental Health		X			X		X
Alcohol / Drug Program					X	X	
Child Care		X					X
Parenting Education							
Transitional Housing	X		X	X	X	X	X
Outreach	X	X		X		X	X
Soup Kitchen/Meal Distribution	X						
Health Care						X	
HIV/AIDS Services					X		
Employment Training					X	X	X
Homeless Prevention	X	X			X	X	

**CATERGORY OF PERSONS
SERVED**

	Amos House	Interim House	Nickerson House	People To End Homelessness	The Turning	Urban League	Women's Center
Battered Spouse	0%	0%	0%	0%	0%	0%	89.50%
Run Away/	10%	0%	0%	0%	0%	0%	0%

ANNUAL REPORT FY2000
Department of Planning and Development

Throw Away							
Chronic Mental Illness	50%	17%	0%	60%	40%	15%	0%
Developmentally Disabled	15%	38%	0%	0%	0%	4%	0%
HIV /AIDS	30%	1%	0%	0%	15%	unknown%	0%
Alcohol Dependant	60%	21%	0%	30%	100%	35%	0%
Drug Dependant	45%	17%	0%	10%	80%	35%	0%
Elderly	15%	0%	0%	10%	0%	1%	0%
Veterans	25%	2%	100%	10%	0%	2%	0%
Physically Disabled	15%	4%	0%	0%	0%	1%	0%
Other	50%	0%	0%	0%	0%	0%	0%

TYPE OF SHELTER PERSONS HOUSED PER YEAR

	Amos	Interim	Nickerson	People to End	The	Urban	Women's
Scattered Site Apt	0	53	0	0	0	0	0
Single Room Occupancy	16	0	0	0	0	0	0
Large House / Individual Apts.	0	0	0	0	0	0	0
Multiple Person Rms W/in Hse	0	0	0	0	0	0	0

NON - RESIDENTIAL SERVICES

	George Hunt Center	Traveler's Aid	Interim Shelter	People to End Homelessnes	Amo's House	Women's Center
Emergency Shelter Facility		X	X		X	X
Drop-in center	X	X				
Food Pantry		X	X			
Mental Health Services	X	X	X			X
Child Care			X			X
Clothing/Toiletries	X					
Transitional Housing		X		X	X	X
Out-Reach	X	X	X	X	X	X
Soup Kitchen/Meal Distribution		X			X	
Health Care	X	X				

Department of Planning and Development

HIV/AIDS Services		X				
Employment Training		X				X
Homeless Prevention		X	X		X	
TOTAL # Served Daily	145	478	18	100	650	40

**EMERGENCY
SHELTER
NON-
RESIDENTIAL
CATEGORY OF PERSONS
SERVED**

	George Hunt Center	Traveler's AID
Battered Spouse	n/a	2%
Run Away/Throw Away	n/a	4%
Chronic Mental Illness	n/a	14%
Developmentally Disabled	n/a	<1%
HIV/AIDS	n/a	1%
Alcohol Dependant	n/a	16%
Drug Dependant	n/a	14%
Elderly	n/a	2%
Veterans	n/a	16%
Physically Disabled	n/a	

**LEVERAGING TABLES
HOUSING - CDBG:**

Housing Non-Profit	CDBG Allocation	Other Sources
A. M. E. N.	\$15,000.00	\$89,248.00
Elmwood Foundation	\$91,872.00	\$174,896.00
Elmwood Neighborhood Services	\$113,305.00	\$979,845.00
Good News Housing	\$35,998.00	\$90,100.00
Mount Hope Land Trust	\$47,532.00	\$100,172.00
Olne ille Housing	\$51,216.00	\$18,284.00
Omni Development	\$106,212.00	\$449,445.00
Providence Preservation Society	\$94,944.00	\$145,056.00
Smith Hill CDC	\$47,289.00	\$149,516.00
Stop Wasting Abandon Property	\$85,116.00	\$372,884.00

Department of Planning and Development

West Broadway Incentive	\$13,842.00		\$0.00
West Elmwood Housing Development	\$63,393.00		\$237,607.00
Women's Development Corporation	\$41,052.00		\$428,800.00
Total	\$806,771.00		\$3,235,853.00
	25%I		I 75%

PROJECTS - CDBG:

As previously stated, CDBG is most often the only funding available for the rehabilitation of community and service centers. The following projects leveraged funds in the last program year.

CDBG Leveraged Projects	CDBG Allocation	Other Funds
Broad Street	\$133,600.00	\$1,500,000.00
Cajacet Project	\$25,000.00	\$370,000.00
Cambodian Society	\$50,000.00	\$3,000.00
Cit Arts	\$50,000.00	\$200,000.00
Manton Ave.	\$85,000.00	\$1,000,000.00
Messer St.	\$85,000.00	\$1,000,000.00
Trinity repertory Theatre	\$35,000.00	\$500,000.00
Westminster St. Improve	\$163,600.00	\$2,000,000.00
	9%	89%
TOTAL	\$627,200.00	\$6,573,000.00

CDBG - Public Service

The following tables illustrate the leveraged value of CDBG for the 38 organizations that are funded.

Community Development Block Grant Program
Human Service Programs **Year 25**

Agency	Personnel				Program Delivery			
	United Way	Foundation	Other	CDBG	United Way	Foundation	Other	CDBG
CHISPA	\$0.00	\$71,000.00	\$94,000.00	\$0.00	\$0.00	\$41,000.00	\$32,000.00	\$48000.00
DaVinci Center	\$24,054.00	\$0.00	\$93,673.00	\$30,524.00	\$2,008.40	\$0.00	\$171,408.00	\$43,046.00
East Side Seniors	\$0.00	\$0.00	\$0.00	\$31,000.00	\$0.00	\$0.00	\$0.00	\$12,110.00
Elmwood CC	\$0.00	\$0.00	\$0.00	\$92,378.40	\$0.00	\$0.00	\$0.00	\$26,215.60
Federal Hill Tutorial	\$0.00	\$1,200.00	\$16,956.00	\$22,970.00	\$0.00	\$0.00	\$0.00	\$13,982.00
Fruit Hill Day Care - Elderly	\$0.00	\$0.00	\$296,957.00	\$4,619.00	\$0.00	\$0.00	\$155,442.00	\$0.00
Fuel Assistance -PROCAP	DNR	DNR	\$40,791.00	\$45,000.00	DNR	DNR	DNR	DNR

ANNUAL REPORT FY2000
Department of Planning and Development

Hartford Park	\$0.00	\$0.00	\$52,119.00	\$62,069.00	\$0.00	\$0.00	\$78,029.00	\$73,9004.0
Hmong United	I \$0.00	\$25,147.001	\$0.00	I \$15,000.001	\$0.00	\$12,995.00	\$0.00	I \$0.00

Interim House - PROCAP	DNR	DNR	\$1,261,613.00	\$238,132.00	DNR	DNR	\$2,525,233.00
International Institute	\$100,000.00	\$62,000.00	\$643,680.00	\$23,000.00	\$175,000.00	\$115,000.00	\$1192,000.00
John Fogarty Center	DNR	DNR	DNR	\$9,534.00	DNR	DNR	DNR
John Hope	DNR	DNR	\$104,000.00	\$0.00	DNR	DNR	\$312,600.00
Joslin CC	DNR	DNR	\$128,836.00	\$112,139.00	DNR	DNR	DNR
KPB	\$8,000.00	\$19,000.00	\$109,100.00	\$39,000.00	\$9,360.00	\$50,230.00	\$213,077.00
Mount Hope NA	\$0.00	\$25,000.00	\$41,635.00	\$68,485.08	\$0.00	\$33,200.00	\$50,071.00
Nickerson CC	NA	NA	NA	NA	NA	NA	NA
Black Repertory Co.	\$0.00	\$0.00	\$0.00	\$22,500.00	\$0.00	\$0.00	\$0.00
RI Black Heritage	DNR	DNR	DNR	DNR	DNR	DNR	DNR
RI Donation Exchange	\$0.00	\$10,000.00	\$126,427.00	\$0.00	\$2,000.00	\$0.00	\$91,964.00
Roger Williams Day Care	\$42,223.00	\$0.00	\$985,028.00	\$33,095.00	\$0.00	\$0.00	\$448,530.00
Senior Transportation	DNR	DNR	DNR	\$36,078.00	DNR	DNR	DNR
Silver Lake CC	I \$0.00	I \$0.00	I \$180,122.20	I \$95,880.00 I	\$0.00	\$0.00	I \$191,662.05-

Smith Hill CC	DNR	DNR	\$62,520.04	\$115,475.00	DNR	DNR	\$11,5050.0	\$0.00
South Prov Tutorial	\$0.00	\$62,356.00	\$56,946.00	\$25,804.00	\$0.00	\$1140,0188'	\$61,4052.0	\$40,647.00
Southside Land Trust	\$0.00	\$0.00	\$41,000.00	\$18,000.00	\$0.00	\$0.00	\$54,047.0	\$24,353.00
Summerbridge	DNR	\$26,000.00	\$91,300.00	\$10,000.00	DNR	DNR	\$43,155.90	\$0.00
Talbot House	\$0.00	\$0.00	\$659,721.00	\$0.00	\$0.00	\$0.00	\$1,039,263.00	\$13,095.00
Urban League	\$139,500.	\$67,000.00	\$552,109.00	\$50,000.00	\$224,311.	DNR	\$1,126,727.00	\$0.00
VEVA	DNR	DNR	\$72,787.00	\$1,255.00	DNR	DNR	\$69,860.3	\$5 926.00
VNA	DNR	DNR	\$48,288.00	\$19,798.00	DNR	DNR	14,272.	\$5,900.00

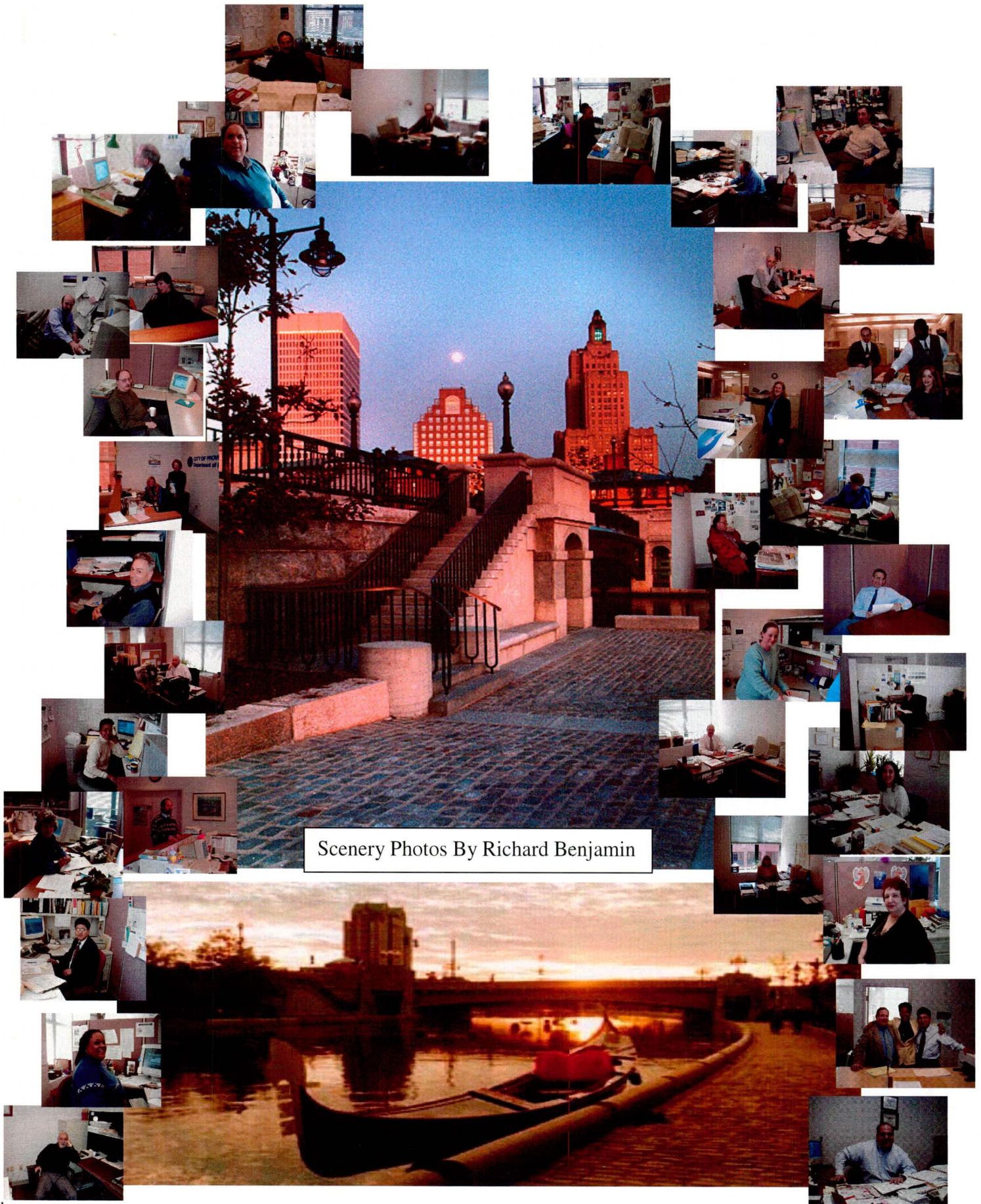
ANNUAL REPORT FY2000
Department of Planning and Development

Washington CC	DNR	DNR	\$279,153.00	\$103,677.00	DNR	DNR	\$167,084.	\$11,798.00
West End CC	\$0.00	\$0.00	\$30,600.00	\$121,905.00	\$0.00	\$0.00	\$30,000.0	\$2,808.00
Westminster Senior Center	DNR	DNR	\$81,050.00	\$0.00	DNR	DNR	DNR	\$10,000.00
<i>NA = Not Available</i>								
<i>DNR = Did Not Report On This Category</i>								
								-

Appendix C

PNHC ACTIVITY SUMMARY JULY 1,1997 - JUNE 30, 2000

FUNDING SOURCE	PROGRAM	\$ COMMITTED TO PROJECTS	COMMENT
CDBG	CDC Housing Production Admin.	\$ 2,407,000.00	Admin. support to (13) CDCs to produce (--) units of housing
HOME	Affordable Housing (New Const. And Rehab)	\$ 6,887,049.00	Produced (308) units of affordable housing and leveraged \$ 21,301,075 in other project funds
Neighborhood Bond Funds	Downpayment and closing costs	\$ 985,680.40	Approved (389) downpayment and closing cost low interest loans
	Paint-it, Fix-it	\$ 149,362.66	Approved (26) home painting low interest loans Note: Many homeowners paint their homes under the Home Repair program
	Home Repair	\$ 1,547,073.47	Approved (159) home repair low interest loans
	Rental Rehabilitation	\$ 64,000.00	Approved (7) rental property 6% improvement loans
	Emergency Repair	\$ 67,270.00	Approved (10) emergency repair deferred payment loans
HUD Lead Grant	Lead Safe Home	\$ 991,336.00	Approved (43) lead hazard control 50% grant and 50% loan packages
Total		\$13,098,771.53	



Scenery Photos By Richard Benjamin