

# Issue Brief



**BUILDING HOMES RI**  
Home. There's no place like it.

**Your Housing Bond  
Dollars at Work**

## Building Homes Rhode Island The Housing Bond: Year Three Status Report

In 2006, an overwhelming majority of Rhode Island voters in every city and town said yes to funding the rehabilitation or development of quality affordable rental and ownership homes throughout the state. The Building Homes Rhode Island (BHRI) program was then created to distribute the approved \$50 million housing bond, with \$12.5 million awarded every fiscal year over four years. BHRI is administered by the state's Housing Resources Commission (HRC) and Rhode Island Housing, and dispensed through a highly competitive process to nonprofit and private developers. 80% of the program's funds help income-eligible individuals and families to rent a home in Rhode Island, while 20% of these funds allow eligible working families to buy a home.



Cardinal Lane, Hopkinton

### A Potent Stimulus to Rhode Island's Economy

Recent economic analyses of BHRI investments conducted by HousingWorks RI have proven that the program has served as a potent stimulus to our ailing state economy. To date, the program is helping to create 828 affordable homes in 28 communities around the state. **\$37.5 million in BHRI's three years have multiplied nearly 16 times throughout the state economy, leveraging more than \$340 million from federal and private supplementary sources and generating about \$600 million in total economic activity.**

Construction activity supported by BHRI has represented 48% of the total estimated cost of residential construction permitted in Rhode Island from 2007 to 2009.<sup>2</sup> What's more, for every \$8,170 of BHRI funding invested, one job is either created or maintained in Rhode Island. **The \$37.5 million disbursed have generated \$224 million in wages, money that workers use to purchase local goods and services and contribute to municipal and state economies.**

This Issue Brief provides detailed information about the homes being built with funds received during the third year of the program (FY 2009-10).

### Funded in 2009: 198 Affordable Apartments

City/Town	Description	Amount of Bond Funding	Number of Bond-Funded Homes
Central Falls	<b>Liberty Place Apartments – Realty Endeavors for Affordable Community Housing (REACH)</b> REACH will construct four three-bedroom rental homes in two duplex properties. <sup>†</sup>	\$260,000	4 homes
East Providence	<b>70 Turner Avenue – East Bay Community Action Program</b> In this rehabilitation, the second floor of a vacant former geriatric center will be converted into four one-bedroom and two two-bedroom permanent supportive homes. <sup>††</sup>	\$260,000	6 homes
Hopkinton	<b>Rockville Mill – Rockville Mill LLC</b> Additional BHRI funds have been awarded for the previously funded redevelopment of a historic mill, which will be converted into 14 apartments in the rural village of Rockville.	\$190,787	Additional funds for 14 homes funded in 2007
Johnston	<b>22 Milton Street – Operation Stand Down Rhode Island</b> Operation Stand Down will rehabilitate an existing three-unit property to provide three two-bedroom apartments for homeless and disabled female veterans and their children. Operation Stand Down will also provide supportive services to enable tenants to move from transitional housing into permanent homes.	\$165,000	3 homes
Little Compton	<b>176 Willow Avenue – Arkins Construction / 176 Willow Avenue LLC</b> Three two-bedroom, two one-bedroom apartments and one efficiency will be funded in this development. 176 Willow Avenue LLC, created by the owners of the parcel (who have been advocates of affordable housing in Little Compton), will lease the property for 30 years.	\$270,000	6 homes
Newport	<b>116 Girard Avenue – Church Community Housing Corporation</b> This property, acquired through a short-sale, will be rehabilitated to provide one three-bedroom and three two-bedroom homes featuring Energy Star windows, a new roof, and other “green” improvements.	\$100,000	4 homes
Newport	<b>Coddington Point – Edward A. Fish Associates</b> Additional BHRI funds have been provided for the previously funded construction of 11 buildings with 26 two-bedroom and six three-bedroom homes for rent. <sup>†</sup> This development will have 32 project-based HUD vouchers and will serve as one-for-one replacement homes for the Tonomy Hill HOPE VI housing. 10% of homes will house families earning no more than 30% AMI. <sup>††††</sup>	\$390,000	Additional funds for 32 homes funded in 2008
Pawtucket	<b>Blackstone Valley Gateway – Pawtucket Citizens Development Corporation</b> This rehabilitation of foreclosed properties will provide 33 rental homes and 4,000 square feet of community and office space. This is the first groundbreaking in a KeepSpace <sup>3</sup> community. 18 two-bedroom, 11 three-bedroom, and four one-bedroom apartments will be leased.	\$1,775,000	33 homes
Providence	<b>117 Daboll Street – Community Works Rhode Island</b> This foreclosed property will be rehabilitated to create two two-bedroom rental homes for families. <sup>†</sup> This will be a “green” rehabilitation featuring energy-efficient components.	\$100,000	2 homes
Providence	<b>19 Stanwood Street – Community Works Rhode Island</b> This property will be rehabilitated to provide one three-bedroom and two two-bedroom homes for rent to families. Community Works RI will utilize salvaged/recycled building materials.	\$164,720	3 homes
Providence	<b>Living Healthy Place – OpenDoors Housing LLC</b> This rehabilitation of a historic building will provide 19 permanent supportive homes for ex-offenders who are at risk of becoming homeless upon leaving prison. 15 homes will be efficiencies and four will be one-bedroom apartments. <sup>†††</sup>	\$760,000	19 homes
Providence	<b>Hillard Street Initiative – Olneyville Housing Corporation</b> In this rehabilitation, two multifamily mill cottages will provide four two-bedroom homes for rent to families. <sup>†</sup>	\$200,000	4 homes
Providence	<b>Hyat-Joslin Street Foreclosure Intervention Initiative – Olneyville Housing Corporation</b> OHC will rehabilitate two foreclosed multifamily houses on Hyat Street and one foreclosed property on Joslin Street to provide one one-bedroom, two two-bedroom, and four three-bedroom rental homes.	\$410,025	7 homes
Providence	<b>963 Chalkstone Avenue – Operation Stand Down</b> This property will be rehabilitated to provide 11 apartments for veterans. <sup>††</sup> 10 of the homes will be one-bedroom homes and one will be a studio.	\$440,000	11 homes

### Funded in 2009: 198 Affordable Apartments (Continuation)

City/Town	Description	Amount of Bond Funding	Number of Bond-Funded Homes
Providence	<b>Smith Hill Visions II – Smith Hill Community Development Corporation</b> 52 blighted foreclosed units in the Smith Hill neighborhood will be rehabilitated into one one-bedroom, 28 two-bedroom, 20 three-bedroom, and three four-bedroom homes. <sup>†</sup>	\$2,500,000	52 homes
Providence	<b>Turning Point – Omni Development Corporation</b> In this rehabilitation and new-construction development, 11 one-bedroom and three two-bedroom homes will be leased to very low-income veterans who are homeless. A two-story building with two commercial spaces, a police substation, and 12 homes will be constructed. An existing two-family property will be rehabilitated into two one-bedroom homes.	\$590,000	14 homes
Providence	<b>Westfield Commons – West Elmwood Housing Development Corporation</b> A vacant wood-framed warehouse will be redeveloped into a 16-unit mixed-use, mixed-income rental development. The ground floor will contain six homes and commercial space for West Elmwood HDC's new office. The development will also include a solar photovoltaic system expected to produce up to 80% of the electricity for the office and common areas. 10 homes will be leased to households at or below 50% AMI. One will be leased to a tenant at or below 60% AMI.	\$550,000	11 homes
Warwick	<b>42 Haswill Street – House of Hope Community Development Corporation</b> A vacant three-bedroom single-family home will be rehabilitated and rented to a homeless family. <sup>†††</sup>	\$65,000	1 home
Warwick	<b>George Galen Wheeler House – House of Hope Community Development Corporation</b> A homeless shelter will be turned into five one-bedroom permanent supportive homes for disabled individuals. <sup>††</sup>	\$200,000	5 homes
Warwick	<b>126 Phillips Avenue – House of Hope Community Development Corporation</b> House of Hope CDC will rehabilitate a three-bedroom single-family home and rent it to a household whose income does not exceed 40% AMI. <sup>†††</sup>	\$26,468	1 home
West Warwick	<b>1-3 Sisson Street – House of Hope Community Development Corporation</b> House of Hope CDC will rehabilitate a two-unit vacant and foreclosed HUD-owned property. Each three-bedroom home will be leased to a disabled household that is currently on the waiting list of The Kent Center for Human & Organizational Development. <sup>††††</sup>	\$70,000	2 homes
West Warwick	<b>32 Melrose Street – House of Hope Community Development Corporation</b> House of Hope CDC will rehabilitate a vacant two-unit foreclosed Fannie Mae property. Each two-bedroom home will be leased to a disabled household that is currently on The Kent Center for Human & Organizational Development's waiting list. <sup>††††</sup>	\$100,000	2 homes
Woonsocket	<b>63 Hope Street – NeighborWorks Blackstone River Valley</b> NeighborWorks BRV will rehabilitate a vacant two-family house to provide one three-bedroom rental home and one four-bedroom home for families. <sup>†</sup>	\$130,000	2 homes
Woonsocket	<b>88 Northeast Street – NeighborWorks Blackstone River Valley</b> This development includes the adaptive reuse of an abandoned mill to provide six one-bedroom affordable rental homes, including one handicap accessible home. Two homes will be rented to households not exceeding 50% AMI. Four will be rented to households at or below 80% AMI. <sup>‡</sup>	\$240,000	6 homes





## Funded in 2009: 42 Affordable Ownership Homes

City/Town	Description	Amount of Bond Funding	Number of Bond-Funded Homes
Barrington	<b>Barrington Workforce Housing – West Elmwood Housing Development Corporation</b> West Elmwood HDC is demolishing two deteriorated structures and building 11 three-bedroom, single-family affordable homes for sale to low-income families. One three-bedroom home will have an attached apartment. Prices will range from \$104,900 to \$199,000.	\$715,000	11 homes
Central Falls	<b>1023 Lonsdale Avenue (Liberty Place) – Realty Endeavors for Affordable Community Housing (REACH)</b> In this rehabilitation, REACH will make this four-bedroom single-family home available for a low-income family for \$125,000. In the future, REACH will build two additional three-bedroom single-family homes and two duplex apartments on this site.	\$65,000	1 home
Exeter	<b>Deer Brook Estates, Phase II – Deer Brook Development Corporation</b> The 64-condominium Phase I at Deer Brook Estates will have an additional 29 homes built, 11 of which will be affordable. Eight three-bedroom single-family affordable homes will be sold to families at or below 80% AMI (currently at \$57,700 for a family of four) for \$186,700. Three will be sold to families at or below 100% AMI (currently \$72,100 for a family of four) for \$210,980.	\$588,000	11 homes
Pawtucket	<b>41-43 Jefferson Avenue – Habitat Providence</b> In this new duplex construction, two 3-bedroom homes will provide 1,200 square feet of living space to families earning up to 50% AMI. Prospective homeowners are required to put in "sweat equity" and assist in the building of their homes.	\$65,000	2 homes
Providence	<b>Trinity Homeownership – Stop Wasting Abandoned Property (SWAP), Inc.</b> These 11 three-bedroom townhouses are part of a larger development that includes 22 affordable rental homes and commercial space. Seven homes will be for sale at \$129,000 to families not exceeding 80% AMI (currently at \$57,700 for a family of four). Four homes will be priced at \$149,000 for families at or below 100% AMI (currently at \$72,100 for a family of four).	\$700,000	11 homes
Providence	<b>Visions III – Smith Hill Community Development Corporation</b> Two foreclosed duplex properties will be rehabilitated to provide two three-bedroom owner-occupied homes, each with a two-bedroom rental home. These homes will be sold to families with incomes not exceeding 80% AMI (currently at \$57,700 for a family of four) and tenants will be limited to households at or below 60% AMI (currently at \$43,260 for a family of four). Each duplex home will be sold for \$125,000.	\$130,000	2 homes
Tiverton	<b>Bliss Homestead – Church Community Housing Corporation</b> A three-bedroom home will be constructed for sale to a low-income family for \$150,000.	\$65,000	1 home
Tiverton	<b>Sandywoods Land Trust – Church Community Housing Corporation</b> This development of 50 affordable rental homes has previously received BHRI funds and contains 24 homeownership lots. 22 of these building lots will be market-rate. A three-bedroom home will be developed on each of the remaining lots and sold to a low-income family for \$150,000.	\$100,000	2 homes
Woonsocket	<b>552 Front Street – NeighborWorks Blackstone River Valley</b> In this new construction, NeighborWorks BRV will provide a three-bedroom home to a low-income family for \$95,000. This development is in partnership with the Woonsocket Area Career & Technical Center. 40 students from the Center will participate in this construction as part of their construction trades training.	\$65,000	1 home

The U.S. Department of Housing and Urban Development divides Rhode Island into the Providence-Fall River, Westerly-Hopkinton-New Shoreham and Newport-Middletown-Portsmouth areas when defining Area Median Income (AMI).

<sup>†</sup> Leased to families at or below 60% of the AMI (currently \$43,260 for a family of four in the Providence area. \$50,340 for a family of four in the Newport area).

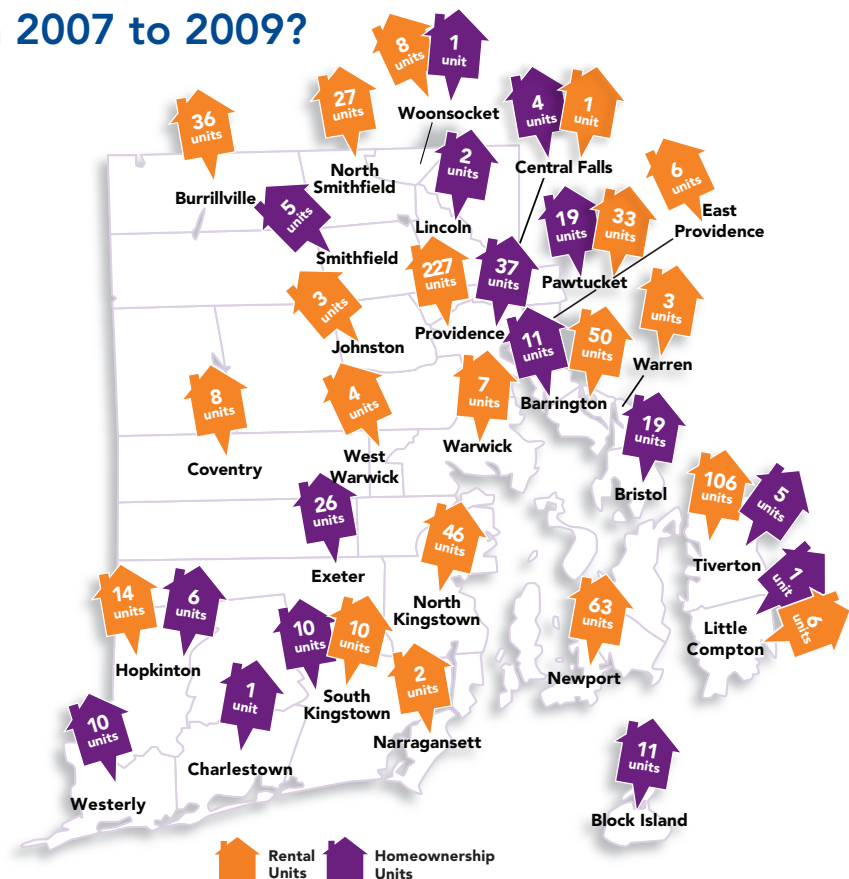
<sup>††</sup> Leased to families at or below 50% of the AMI (currently \$36,050 for a family of four).

<sup>†††</sup> Leased to families at or below 40% of the AMI (currently \$28,800 for a family of four).

<sup>††††</sup> Leased to families at or below 30% of the AMI (currently \$21,650 for a family of four in the Providence area. \$25,150 for a family of four in the Newport area).

## What Has Been Funded from 2007 to 2009?

In the three years of the Building Homes Rhode Island program, the Housing Resources Commission has awarded \$37.5 million to 75 developments, generating nearly \$600 million in total economic activity for the Ocean State. \$37.5 million have supported the creation of **828 homes in 28 communities**, while leveraging over \$340 million from federal and private supplementary sources. Of the 828 affordable homes financed to date, 663 will be rental homes and 165 will be for homeownership. BHRI expires in fiscal year 2011 with the final \$12.5 million being disbursed at that time.



## Building Homes Rhode Island Resident Spotlight

**Connie Levasseur:**

**The Meadows, North Smithfield**

When Connie read a newspaper article announcing The Meadows, a development of affordable rental homes for seniors that was closer to her family, she knew it was where she needed to be. She contacted Neighborworks Blackstone River Valley, and was among the first 80 residents to move in to these high quality homes.

"The Meadows does not look like any other senior housing. My surroundings are beautiful and I have a wonderful view," she said. "I am very happy here. I have made many friends and I am the Vice President of the Senior Club."

Connie has also noticed a difference in her monthly budget. At The Meadows, rent includes heat, electricity, and air conditioning. "Knowing that my utilities are included takes away the stress of worrying over added expenses," she said.

Best of all, Connie lives in a great neighborhood that is close to shops, her medical care, and her family.

**Hilda Soto:**

**Newport Heights Phase IV, Newport**

Hilda and her family couldn't have been happier when they were accepted as new tenants at Newport Heights Phase IV. "This apartment united my family," said Hilda, who fondly refers to Newport Heights as a "blessing."

With everyone living under one roof, Hilda can now take care of her one-year-old granddaughter while her daughter and older grandchild go to work and attend school in Newport.

Hilda lauds Newport Heights scenic surroundings and clean, safe homes. "Newport Heights is very clean, safe, and we even have a view of the ocean," she said. Hilda and her daughter have also noticed that Hilda's granddaughter has improved her school performance since moving to their new apartment in winter of 2009.

This fall, Hilda's granddaughter will attend a local college. "We all are very happy to be living here together and happy that our family is doing well."



Sweetbriar, Barrington



Broad Street Revitalization, Providence



Callaghan Gardens, Pawtucket

## References

- <sup>1</sup> For detailed information on BHRI's economic impact, see HousingWorks RI's *Special Report: Measuring the Economic Impact of Affordable Housing in Rhode Island*, available at [www.HousingWorksRI.org](http://www.HousingWorksRI.org).
- <sup>2</sup> HousingWorks RI's analysis of U.S. Census Bureau's Manufacturing, Mining, and Construction Statistics building permit data for Rhode Island.
- <sup>3</sup> For more information on KeepSpace, visit [www.keeptospace.org](http://www.keeptospace.org).
- <sup>4</sup> For a complete table of Area Median Incomes and income limits in Rhode Island, visit [www.RhodeIslandHousing.org](http://www.RhodeIslandHousing.org) or retrieve the PDF from [www.rhodeislandhousing.org/filelibrary/HUD\\_incomes\\_2010.pdf](http://www.rhodeislandhousing.org/filelibrary/HUD_incomes_2010.pdf)

Quality affordable homes for all

**HousingWorksRI**

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