

City of East Providence Annual 2020 Action Plan

For

Community Development Block Grant Investments

Evaluation of past performance

During the 2019/2020 CDBG program year that started on July 1, 2019 and ended on June 30, 2020, its goals was significantly met.

The Home Improvement Program has a part time Rehab Specialist who works 2.5 days per week. The program has provided a stable stream of homeowners with much-needed improvements that is key for the City of East Providence in maintaining its existing affordable housing units.

Economic Development activities have remained stagnant with the exception of one loan of \$5,000 for job retention due to impacts from the Coronavirus. The City also continued to pay the debt service of an outstanding Section 108 loan. The City continues efforts through a Special Master assigned by the courts for its sale. A sale seems likely during the next program year as details were being worked out with a potential buyer at the end of the 2019/2020 program year. The City's significant small businesses are the most common ones that need financial assistance. Entrepreneurs of new businesses also require economic development support. However, only one microenterprise was assisted during the 2019/2020 program year. This lack of activity in this program is in large part due to Davis-Bacon prevailing wage rates. Their need for physical renovations and upgrades to modernize in keeping with the more current market trends trigger Davis Bacon. These rates are significantly higher (approximately 30%) than local labor costs and often cause the projects of potential borrowers to become financially infeasible.

Public services component of the 2019/2020 program year performed well, with most either meeting or surpassing their goals. A number of these service providers were impacted by the Coronavirus and needed to adapt their programming or delivery of their services to adopt to the social distancing.

The use of CDBG funds for public facility projects have been avoided due to the significant costs associated with them. Because of limited grant funds and other higher priorities, no public facility projects will planned during the 2019/2020 program year.

Citizen Participation

The City enables participation through numerous mediums that informs the prioritization of needs that are reflected in this plan. Some of the ways the City solicits its citizens to participate in setting priorities for these funds is via newspaper articles, meetings with focus groups, Request for Proposals (RFP), emails to public service, housing, economic development providers, state and local officials, the business community.

It begins with outreach to various service providers, housing providers and advocates, businesses including various state agencies that are also involved with supporting the general activities that block grant funds support. From this outreach, priorities begin to emerge. Data collection focusing on demographics, housing and economic trends are also used to inform community priorities and to discover disparities between different sub segments of the population and neighborhoods.

The next phase is publishing RFP in the local newspaper (East Providence Post) and the regional Portuguese paper Portuguese Times), direct emails, and announcements during City Council meetings. Midway through this process before the RFPs are due, the City hosts a RFP workshop for those intending on submitting proposals. Once proposals have been submitted, they are weighted based on a standardized evaluation form by Community Development Office staff and a cross-section of community participants. These scores are considered along with the capacity of the proposer and which priority and degree of impact the proposal targets.

A final list is developed and recommendations are presented at a Public Hearing during a City Council meeting. This meeting is publicized in local and regional newspapers and on the City's webpage and social media platforms. A 30 day comment period is announced starting the day after the Public Hearing indicating that if no significant comments are received by the end of the comment period, the proposed recommendations will be incorporated into an Action Plan and submitted to HUD. City Council approves the recommendations at the Public Hearing conditional on the receipt of any significant public comments.

Summary

Public participation is dominated by the public service agencies that provide services to the low and moderate income population of East Providence. Citizen and business participation is more difficult to motivate to participate. Although the Community Development Office Director engages with numerous community meetings and grassroots groups, it results in minimal feedback. Surveys have been used in the past and will

be used again for the Five Year Consolidated Plan but usually have the respondents representing a small sample size of the population as a whole.

Outreach to state agencies, affordable housing developers, the East Providence Chamber of Commerce and public service providers provide more feedback that can inform the establishing of priority needs for the City. With the help of data and this public input, priority needs are identified. These priorities do not change much from year-to-year as they represent embedded social economic needs that are pervasive through the low mod income populations. There will always be a need for affordable housing, healthcare, and access to economic opportunities.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated Resources

Program Community Development Block Grant	Source of Funds 2020 CDBG Allocation and CDBG Program Income	Uses of Funds Affordable Housing; Economic Development; Public Services; and Administration & Compliance	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$1,088,169	Narrative Description The majority of these funds support affordable housing and secondarily, public services and economic development.
			Annual Allocation: \$762,169	Program Income: \$26,000	Prior Year Resources: \$300,000	Total: \$1,088,169		

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds will be used to leverage additional sources of funding by providing financial resources that are used by public services,

businesses and housing developers to leverage other sources to fully fund the activity needed to provide the various programs and reach their goals. Due to the ratio of the CDBG financial resources available to address the various priority needs to the cost associated with addressing them, the majority of activities need to leverage additional resources using the CDBG funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Discussion

CDBG funds are only used for acquisition if there is a feasible opportunity to create affordable housing or to address the blighted condition of a vacant property which is negatively impacting the community in which it is located. The City will use CDBG funds if a properties condition is not feasible for the private market to redevelop it causing it to remain untouched and decaying. Sometimes the reuse of a dilapidated building is reduced for the creation of affordable housing. Two properties described below are examples of this.

47 Payette The City acquired a small single family home in the mid-1990s as part of a larger land acquisition to establish a senior center. The home was designated as affordable rental housing. The initial low income tenant passed away in late 2018. The home was renovated to facilitate its rental to a new low to moderate income tenant through a lottery process. The home is currently rented to a new tenant whose income is below 80% of AMI.

Vamco The City acquired with CDBG funds a property in Riverside Square that was heavily contaminated from its prior use as a jewelry manufacturing facility. The contiguous lot with 2 two family homes whose condition had significantly deteriorated beyond being feasible for renovation were also acquired. These lots were re-zoned into a single lot with a special zoning overlay that enabled it to have an additional third story with reduced parking requirements. This was done to make the property more financially feasible for redevelopment. The City published a RFP and received a proposal for redevelopment as mostly housing with 51% to be affordable including 1 fully handicapped accessible unit along with a full scale restaurant and some retail space on the street level. Unfortunately, the developer has not been successful leveraging subsidy support from the state’s housing agency thus the City will publish another RFP during the 2020 program year to attract new developers with other financial resources.

A grass roots group, the Riverside Renaissance Movement formed around the re-use of this property and now acts as the neighborhood’s revitalization voice and efforts.

Sweetland House This property is a historic home that the City is considering renovating with CDBG-CV funds to support testing, vaccines, medical, behavior health, and its administration. Its long term use may be used to help address the need for affordable health care managed by

a subrecipient.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Stabilize and Develop Affordable Housing	July 1, 2020	June 30, 2021	Affordable Housing	Citywide	Maintaining existing affordable housing stock	200,000	Renovate 10 properties Develop 3 new units
2	Affordable Healthcare	July 1, 2020	June 30, 2021	Neighborhood Healthcare	Citywide & EP High School	Affordable healthcare	\$10,000	Provision of health care services to 1,500 persons
3	Business Loans, Job Training, and Section 108 debt service	July 1, 2020	June 30, 2021	Economic Development	Citywide	Economic opportunity	\$312,620	Provide financing to 2 businesses and maintain Section 108 debt service
4	Human Services	July 1, 2020	June 30, 2021	Public Services	Citywide	Supportive services for families, youth, seniors, homeless persons, disabled persons, and veterans	\$84,415	Provide services to 1,000 persons and/or families

Table 2 – Goals Summary

Introduction

The 2020-2021 one year Action Plan is comprised of a comprehensive array of activities. This is because community issues are complex and do not exist separate from one another. Affordable housing needs are often linked to income, income to social service needs, neighborhood improvements to a variety of other issues. Community Development Block Grant funds are especially well suited for this as they allow a jurisdiction such as East Providence to provide comprehensive programming and activities.

Goal Descriptions

Affordable Housing Stabilization

Over 84% of the City's single and rental housing stock was built before 1979. Houses build in 1939 or earlier represent 30% of all occupied housing. A significant number of those residing in this older housing do not have the incomes required to keep up with significant capital expenses and maintenance such as roofing, plumbing, electrical, siding, and windows. The Home Improvement Program seeks to provide financing using deferred 0% interest, non-forgiven loans, and low interest loans, for the upkeep of this housing stock in an attempt to stabilize the existing affordable housing within the City. During the 2020 program year, the goal of this program will be to stabilize up to 10 housing units.

Income opportunity

Through the provision of low interest loans, the City hopes to provide income opportunities for low to moderate income persons. By providing low interest financing to micro enterprises, small business startups and expansions, or to small-scale development projects, they agree to hire or retain 51% for low to moderate income persons. The City anticipates providing up to three loans towards this goal.

Supportive Services

The City will support public service agencies that serve the most vulnerable populations. We have found that an effective way to address this need and achieve this goal is not simply through one approach but through a number of different comprehensive approaches. The CDBG funds enables this. Over the 2020 program year, these services will further focus on the identified prioritized needs of the same population groups that are also in need of housing and income opportunity. By coupling these supportive services with other housing and economic support has a stronger impact than supporting these areas separately and exclusive from one another. These services will focus on youth and families, single non-elder households, and seniors. Within these population groups exists the risk of becoming homeless, having a lack of sustainable income, and being afflicted with high housing cost burdens along with substandard housing issues.

It is anticipated that minimum of 1,500 families and individuals will be provided services during this 2020 program year.

Neighborhood improvements

During the 2020 program year, CDBG funds will be used to make needed improvements to a home for girls in state custody. These girls will transition either back into their homes if the situations there have been addressed, or into independent living. They are provided supportive services that provide the nurturing and support to help them transition from an unhealthy situation into a stable and supportive one. The improvements to be made will ensure that they are in an environment that will support their recovery from the trauma that they have suffered from. An example might be addressing deteriorated areas that may cause safety issues such as torn carpeting that present trip hazards or cracked counter surfaces that can no longer be adequately cleaned.

During the 2020 program year, a new hot water furnace is required to both meet the needs of the girls and to achieve energy efficiency.

Affordable housing

Affordable housing needs for the City is significant as it is for all of Rhode Island. The number of households with lower incomes are much greater than available affordable housing. For East Providence, this is evident with the high number of households that are housing cost burdened (paying over 30% of their income to housing costs). Over 47% of renters and 28% of home owners are housing cost burdened.

Just under 30% of homes were built in 1939 or earlier. This aging housing is causing some issues with neglected upkeep. Many of these units are naturally occurring affordable housing – meaning they are affordable without being restricted to be so through housing subsidies that requires affordability standards. If the neglect is allowed to continue, their value will diminish making them attractive to investors to purchase them at a cheaper rate than well maintained properties. Property tax assessments are re-assessed every 3 years and are based on median property sales. The median single family cost \$185,845 in 2014 and in 2019 cost \$245,000, an increase of 33%. This increase can be a burden on low to moderate income owners whose incomes have not kept up. The combination of the tax burden and increased values entices some home owners and landlords to sell their property and realize the current value of their home. The cost to renovate these properties causes them to be affordable only to higher income households.

The City also has a significant percent of seniors living in single family homes whose fixed retirement incomes are insufficient to keep up with the costs associated with maintaining their home. The result of this long term deferred maintenance is significant deteriorated physical condition. These factors have created challenges for the City's minimal resources to address this deterioration in order to stabilize and sustain the existing affordable housing stock. In order to move forward with this issue, the City anticipates advocating to the state legislator for additional resources

in order to help address these needs. Unless the City can access additional funds beyond the CDBG grant, the affordable housing issues within East Providence will continue to grow and start affecting the overall well-being and prosperity of the City in general.

The City hopes to author an affordable housing ordinance controlled by a commission in partnership with the City's Community Development Office that will help identify and prioritize affordable housing issues and goals. It is hoped that his Commission will also have the authority to allocate affordable housing funds such as CDBG and potential in lieu of affordable housing fees that the Special Waterfront Development Commission occasionally collects. The City will also seek to collaborate with affordable housing developers to develop additional affordable housing units.

East Providence Housing Authority

The City of East Providence has its own Housing Authority whose majority of project-based housing is provided for the City's senior population. Its voucher program supports a larger demographic diversity. It has remained effective and successful in providing affordable housing for many years. It's Executive Director and other administrative staff are kept extremely busy making new initiatives and investments less likely to occur due to a lack of staff capacity.

The East Providence Housing Authority will lease up to the maximum numbers of vouchers available to them utilizing all available HAP funds for their housing choice voucher program. They also will apply for additional vouchers when they become available. They actively recruit new landlords and continue to provide them with payment levels that allows applicants a greater housing choice. They actively recruit residents for the Family Self-sufficiency Program which is proving to be successful at taking their residents off of public assistance and into sustainable independent living. For the public housing units that they manage, the Providence Housing Authority will continue to try to reduce turnover time for vacated units, improve the length of time it takes to lease to an applicant, and research opportunities to purchase additional affordable housing in the City.

The East Providence Housing Authority in 2002 started a homeownership program to sell their 25 homes. These were duplexes that the housing authority was selling to qualified buyers providing them with a subsidized low interest mortgage and the additional stable income of the section 8 subsidized rental unit next to their homeowners unit. The majority of the original duplexes have been sold. They are currently working with their residence still living in their project based housing complexes to help them become more involved and educated in hopes that they will be able to become homeowners of one of the remaining duplexes for sale.

The East Providence Housing Authority is not designated as troubled.

The East Providence Public Housing Authority and the City will continue to work collaboratively together to address the current and future affordable housing needs for the City. The Director of the Housing Authority and the Community Development Director will continue to meet regularly to discuss strategies and opportunities to achieve the affordable housing goals within the City.

Homeless and Other Special Needs Activities

The City anticipates using various strategies in addressing issues of homelessness to reduce the cycle of homelessness. Programs within the areas of housing renovation, public services, and economic development focus in direct and indirect ways on these issues.

The City will continue to collaborate with East Bay Community Action Program (EBCAP) which is a primary homeless provider for the City. The East Bay Coalition for the Homeless has a housing program that provides apartments for homeless families with children, combined with case management and supportive services.

The City will fund the Good Neighbors day shelter which provides shelter, food, clothing, meals, education and more to homeless on a walk in basis.

The City will continue to fund the Tap-In food and clothing pantry that helps people at risk of becoming homeless and currently homeless.

The combination of programs like these along with the other CDBG funded activities will ensure continued assistance for the homeless, including those that are unsheltered or at risk of becoming homeless. The city will continue to assist the homeless population in East Providence.

Emergency Shelter

The City will address some of these needs by supporting the agencies that provide services and facilities. These include mental and substance abuse treatments, violence and sexual abuse prevention and treatment, transitional housing improvements for housing for homeless families, and health services. The City does not have an emergency shelter but continues to fund a day shelter. For those in need of overnight shelter, the city refers them to area shelters such as Crossroads of Rhode Island.

The City will continue to support the East Bay Coalition for the Homeless which is currently the most prominent homeless service organization in the jurisdiction. The parent organization, East Bay Community Action Program along with Family Services of Rhode Island, are two organizations that have transitional housing located within the City. Other support services that may help shorten the period of time that individuals and families experience homelessness are the East Bay Center (now part of East Bay Community Action Program) which provides substance abuse and mental health services. The Community Development Office will be funding a day shelter, Good Neighbors that provides hot lunches, close washing and drying facilities, access to computers and recreation. In addition, the City will fund the agency Tap-In that provides free food, clothing, furniture, and kitchenware. Lastly, the City will fund a food rescue program, Lighthouse Shops that provide a shopping bag for \$3 each that can be filled from a wide assortment of fresh and frozen foods along with some. All of these services provide necessities that much of the homeless population relies on. The City will continue to play an active role and help to coordinate various other aspects of the service delivery system as appropriate.

Helping low income individuals

Most of the 2020 Community Development Block Grant funding will address in one way or another low-income individuals and families to avoid becoming homeless. Special attention will be given to those families and households that are extremely low income, especially if they are being discharged from publicly funded institutions and systems of care. The Community Development Office is well networked with various community service providers that informs the CD Office of how they can best support their activities.

Discussion

There are no statistics for East Providence homelessness count. As of January 2019, Rhode Island had an estimated 1,055 experiencing homelessness on any given day, as reported by Continuums of Care to the U.S. Department of Housing and Urban Development. Of that Total, 111 were family households, 92 were Veterans, 26 were unaccompanied young adults (aged 18-24), and 198 were individuals experiencing chronic homelessness.

Homelessness in the City of East Providence is not readily apparent to a passerby. Rather, it manifests itself in fringe living dwelling units or outside in discrete areas of the City where they will not be observed. Often they are individuals alone or a mother with her children. Unfortunately, when they are seen walking through the commercial sections of the City or a residential neighborhood, the reaction by the residents is one of distaste. Their situations are not fully understood or empathized with and sometimes they are blamed for being unwilling or unable to contribute any social or community value. The CD Office will continue to use every opportunity to replace this perception with one that will enable more tolerance and constructive dialog so that those working to solve homelessness do not have to overcome this stigma.

Barriers to affordable housing

Introduction

Barriers to affordable housing can manifest in a variety of ways and places. From regulatory restrictions and funding streams to the stigma of language. They are often complicated and their solutions are not always apparent.

Actions planned to improve barriers

The City's Planning Department had drafted new zoning policies that will help remove and ameliorate some of these negative effects. More uses and higher densities are being allowed along the commercial corridors and tax stabilization incentives for developing multifamily housing will help with this issue. The CD Office is also in the process of developing an Affordable Housing Ordinance that will enable an Affordable Housing Commission to be established. This Commission will use a strategic housing plan with phase 1 of the plan completed in collaboration with Roger Williams University. This will be used to help indicated areas of the City for affordable housing development that will provide the highest impact to low and moderate income households.

Language is also a significant barrier to affordable housing. The CD Office will continue to advocate for affordable housing by trying to articulate its value to the community with language that holds less negative connotations that stigmatizes this population. Words such as "units or housing" will be converted to "homes" whenever possible. Incomes and other regulatory language such as low and moderate income will be excluded when appropriate, and using the word "investing" versus "funding" are examples of language changes that will be looked at and tried to gauge its effectiveness over time. During the 2020/2021 program year, alternative language used in the description of affordable housing and low income households that creates a negative stigma will be investigated through the collaborative involvement of one of Rhode Island's institutions of higher education and CD Office. The context in which much of the community development dialog takes place will also be examined.

To further the wellbeing of the City, there needs to be a vision that describes a process for a better quality of life as a common denominator for all of its neighborhood's to prosper. To that end, the CD Office in collaboration with the Planning Department will develop Phase II of the

Strategic Housing Plan that will articulate ways to support the balanced growth and pivotal investments for all housing types, but with a focus on affordable housing stock. The city's Comprehensive Plan's update being done through the Planning Department will have a housing element that may further reduce barriers and enable more affordable housing to be realized.

Discussion

One of the most significant barriers to affordable housing is lack of funding to secure existing housing for long term affordability or develop new affordable housing. East Providence is largely built out and available land for new development is scarce. When development does occur, its market is those that are not lower income households. Subsidies for either incentivizing affordable housing development or securing market rate units and deed restricting them as long term affordable housing are inadequate to meet the demand for affordable units. Funds to preserve existing affordable housing that is falling into disrepair cannot keep up with demand.

Stigma is another significant barrier. New development of affordable housing is often supported in the community it is to be located in. A lack of community support can greatly influence the officials whose approval is necessary for the development to move forward. It can also effect being awarded funding subsidies that are necessary to offset the costs of building affordable housing, or renovating existing housing to be placed under affordable deed restrictions.

Regulatory barriers to affordable housing may be seen in East Providence as a lack of inclusionary zoning citywide. The only section of the City that does have inclusionary zoning for affordable housing is the waterfront development district. This district requires a minimum of 10% of all units developed to meet affordability standards. State regulations have diluted the development of affordable housing by allowing in-lieu payments to allow the developer within the district not to include affordable housing within the development but rather elsewhere in the City. They are not responsible to create that affordable housing. Instead, A Special Waterfront Development Commission that was legislatively created as a separate entity from the City collects these in-lieu fees (currently \$57,000 per developed unit) to develop affordable housing outside of the new development. The cost of land alone exceeds this amount and the price point needed to be affordable does not compensate for the initial investment thus significant subsidies must be put into the project that are not recouped. An example of this was a development in the waterfront that would have built 23 affordable units. In-lieu fees were paid that were invested into a project outside of the original development that will build 13 affordable units using significant subsidies in addition to the in-lieu fees.

Another barrier is City zoning regulations that can make it difficult for affordable housing developers to build new affordable housing that is economically feasible without increasing density. Restrictions on increasing density, lowering parking requirements per unit, being more flexible with setbacks from property lines, and increasing lot densities can impede the development of additional affordable housing. The City has made

progress with special overlay zoning districts that allows this, but it is limited. Other aspects of housing such as water bills and property tax assessments have had an impact on the existing occupants of affordable housing by requiring more than 30% of their household income to cover these basic housing costs. With higher property assessments plus the resulting increase in property taxes attracts home owners to sell their property to higher income buyers to capitalize on their home's value while relieving the burden of higher property costs.

Affordable housing remains one of the top priority goals for the City of East Providence along with creating economic development opportunities. Shelter, support services, and opportunity for sustainable housing and income are all interlinked. Until all socio-economic levels of the community are valued as the foundation for our community's health, affordable housing and economic opportunity will continue to face barriers and be a challenge for the City.

Other actions

Community development issues are rarely simple or one dimensional. As is with the people who populate its neighborhoods, the City of East Providence's challenges and opportunities are just as diverse. Thus, having access to the powerful tool of CDBG funds used in a number of different ways provides the City with the flexibility to follow through with community informed initiatives to meet its needs. To have a meaningful impact, these funds will be focused, and used only as appropriate to foster and enhance the existing community fabric. The City will use them in a multi-pronged approach to invest in the lower income populations to support affordable housing renovation and development, supportive services, provide economic opportunities, and improve neighborhood public facilities. Regardless of regulatory restraints and restrictions for their investments, the use of these funds continue to positively impact the entire community.

Actions planned to address obstacles

The CD Office will continue to have an active role in participating in the community's human services delivery system both as a funder and as a facilitator for targeting priority needs and refining provider networks. The CD Office will hold a public service networking event with an agenda that includes brief general summaries to be given by each agency participant, with the remainder of the event as an informal and open general discussions among the providers as they enjoy the refreshments provided.

The CD Office will also continue to participate in the numerous neighborhood groups and organizations whose missions are to better the community. These groups include the East Providence Health Equity Zone, Arts Council, Riverside Renaissance Movement, Watchemoket Square, Economic Development Commission, Carousel Commission, Beautification Commission, and others. By doing so, the office is kept informed of those underserved needs that are not easily apparent. It also gives insight into how to meet and understand the needs of the underserved populations.

In addition, the CD Office will seek funds to engage one of Rhode Island's institutions of higher education to examine the issue of stigmatizing language regarding lower income households and develop alternative ways to express the priority needs of this segment of the population.

Actions planned to foster and maintain affordable housing

The CD Office will pursue leveraging additional state resources for its local renovation needs for both single family home owners and landlords of four units or less. The CD Office will continue to run its Home Improvement Program using CDBG funding for stabilizing the existing owner occupied and rental affordable housing. The CD Office will support affordable housing developer's efforts to obtain state subsidy funds. The office staff will attempt to introduce new language in the discussion of fostering and maintaining affordable housing in order to affect the current negative connotations that the current language has.

The CD Office will use its CDBG funds to support other areas of affordable housing such as subsidizing the burden of maintenance for nonprofit transitional housing facilities. CDBG funds will also be targeted to specific populations needing affordable housing such as very low income families, seniors, single person households, single head of households, veterans, disabled, and those at risk of becoming homeless.

The CD Office will develop a City wide Strategic Housing Plan that will inform affordable housing investment opportunities with the goal of shoring up the City's affordable housing stock and advancing new affordable housing development. This plan will dovetail with an Affordable Housing Ordinance that the CD Office will develop and advocate for its adoption by the Mayor and City Council. A Board of Directors will be appointed that will use the Strategic Housing Plan to inform their investment recommendations.

Actions planned to reduce lead paint hazards

The City runs the Home Improvement Program (HIP) which incorporates lead paint abatement. The CD Office is collaborating with the Childhood Lead Action Project that provides educational seminars to those service providers whose clients may be living in unsafe lead hazard homes. They will also provide educational training to small landlords to help ensure that some of our most vulnerable populations are protected from lead hazards. Safe work practices education for landlords, contractors, and the public are also being provided through the Childhood Lead Action Project. By collaborating with the Childhood Lead Action Program's efforts to educate tenants, landlords, and social service agency providers of the hazards of lead paint exposure and lead safe work practices, the exposure to lead paint hazards will be decreased.

In cases of a household with a child that is under the age of six, or multi-unit housing, the CD Office will collaborate with Rhode Island Housing Lead Abatement Funds and Healthy Homes funds. It is anticipated that a minimum of 50% of all the housing units that participate in the HIP program will include lead paint mitigation.

Actions planned to reduce the number of poverty level families

The anti-poverty strategy goals for East Providence focus primarily on continued support of and networking with the existing service providers and programs that best address the issues of families in poverty. A variety of anti-poverty state and federally funded programs service very low income East Providence residents. These include Pathways to Independence, which provides education, training and employment services to individuals on AFDC and Employment Training, and Education Services, which offers testing, employment counseling and job referral as well as special assistance for veterans, youth, older workers and persons with disabilities.

CDBG funds will be used to provide financial support to a variety of programs serving the poor which address some of the roots of poverty. Some of these programs are:

- East Bay Community Action Program's Family Health Care Center, which provides medical and mental health services on a sliding fee scale
- Good Neighbors which provides meals and clothing along with computer access and a day shelter
- Tap-In which provides meals and clothing
- Light House Shops food rescue program which provides meals, groceries, toiletries, and over the counter medications
- Boys and Girls Club of East Providence, which provides job training, affordable childcare and after-school care, with transportation services
- East Bay Community Action Program which administers federal and state-funded programs for seniors and lower income families, such as fuel assistance, food and clothing banks, senior case management services, teen pregnancy services, family development case management services and Head Start.
- Foster Grandparent Program which provides seniors part time work assisting children in various schools.

Actions planned to develop institutional structure

The City will continue its current efforts for enhancing institutional structure. The city's political structure has changed from a City Manager system to a Mayor form of government. This has allowed for clearer directives of initiatives and better coordination of resources. The Mayor has a good relationship with the state's political leaders including those on the federal level.

The Planning Department has been re-organized and is now the Department of Planning & Economic Development. The Director will better coordinate its services to respond more efficiently the community's needs and City initiatives.

The City will continue to enhance its network and relationship building with state wide agencies and political representatives who represent both funding and informational resources. Regional initiatives are often more effective in addressing issues that rarely stop at municipal boarders. By maintaining and expanding these networks and relationships, the City will be better positioned to learn about and act on new initiatives, take advantage of new opportunities, and be a part of a more regional approach that can leverage additional resources and make a larger and more practical impact.

The City will expand citizen participation through various social media platforms, public service networking events, and continued participation in community groups, commissions, grass roots initiatives, and organizations.

Actions planned to enhance coordination between private and public sector housing and social services

The CD Office will continue to expand its active role in participating in the community's human services delivery system both as a funding source and also as a facilitator. It will try to enhance a sense of engaged collaborative partnership with its public and private community providers in an effort to provide more effective services through a process that helps providers avoid competing with each other over resources or their defined missions in the community. These include hosting a networking even that allows for brief general summaries to be given by each agency participant and then is open to informal discussions among the providers. The CD Office will present the priority issues they have identified through the action plan process to the group and ask for a collaborative strategic approach to addressing them. This exercise will help encourage an engaged collaborative approach to addressing community needs.

The CD Director is on the Steering Committee of the East Providence Health Equity Zone that receives multi-year funding from the State Department of Health that has completed a needs assessment through citizen and agency participation. An Action Plan has been developed that takes a comprehensive approach to addressing issues including diet, disease, access to healthy food and activities, housing and neighborhood environments, and social issues such as isolation, poverty, mental health, and prejudices.

The CD Office will facilitate a collaborative effort with social service providers, for profit developers, and other stake holders for the acquisition of housing that will be used to affordably house persons and families with various needs such as youth that age out of foster care and need supportive training to help them become self-sustaining through stable employment and housing.

The CD Office will continue to participate on the East Providence Housing Authority's advisory board for their Family Self Sufficiency Program. Through this participation, the CD Director is informed of various needs of the Family Self Sufficiency Program's clients and interacts with private and public institutions such as higher education, banks, and foundations. This provides opportunities to coordination between private and public sector housing and social services to address some of the needs in East Providence.

The CD Director will meet regularly with the Director of the East Providence Housing Authority to discuss ways to collaborate on service and affordable housing provision. In addition, the Mayor will reach out to the state legislation to work with the state housing agency in a collaborative manner towards achieving mutual affordable housing goals. The Mayor will also engage with the RI federal delegation to leverage federal resources for the City.

Discussion

The City will continue to pursue diverse and comprehensive approaches to solving the community and economic development issues it faces. It has both challenges and opportunities that the CDBG funds can help influence and impact. Because these funds can be used in such a diverse way to meet the complicated multifaceted aspects of community issues, the Community Development Block Grant funds remains a significant tool of the City's to use towards achieving a vibrant, stable, diverse, quality of life for its citizens.

Other than program income generated from housing renovation loan payments, the Community Development Office has not received any income from its one Section 108 loan since 2008 that continues to be marketed through a Special Master appointed by the Rhode Island courts to liquidate the property through its sales in order to resolve the current law suit between the City and the original developer. In the event that this occurs during the 2020/21 program year, any net proceeds will be reallocated to support the priority needs identified in the 2020 – 2025 Comprehensive Plan.

Annual Goals

During the 2020 – 2021 program year, the number of extremely low-income, low-income, and moderate-income families that the City will provide affordable housing to is dependent on an existing plan to use in-lieu fees generated from development on the waterfront. The goal is to develop 10 units of home ownership or rental affordable housing with affordability ensured with a 30 year deed restriction.

The City will support public service agencies that often provide services to the most vulnerable populations. We have found that an effective way to address this need and achieve the goal is not simply through one approach but through a number of different comprehensive approaches. The Community Development Block Grant funds provide just such an opportunity to comprehensively focus on issues for more effective impact. Over the year, these services will further focus on the identified prioritized needs of the same population groups that are also in need of affordable housing, human services, and increased income opportunities. These services will focus on youth and families, single non-elder households, and seniors. Within these groups, they will support such sub-populations such as veterans, those suffering from substance misuse, and those with physical disabilities. Within these population groups are also those that are at risk of becoming homeless, have a lack of sustainable income, are food insecure, and are afflicted with high housing cost burdens along with other substandard housing issues. It is anticipated that up to 1,500 families will be provided services during this next program year of 2020/2021 in achieving the goal of supporting the more vulnerable populations within East Providence.

Through the provision to micro enterprises and businesses of low interest loans set at 20% below prime, the City will support new entrepreneurs along with existing businesses within the commercial corridors. The goal is to increase participation in this program which normally is low due to program regulations such as prevailing wage rates for construction activities.

CDBG funds will be used to make needed improvements to a transitional home used for girls in state custody because of unacceptable conditions within their own homes. These girls transition either back into their families if the situations there have been addressed, or into independent living. They have supportive services to help them transition from an unhealthy situation into a nurtured, independent one. The improvements to be made will ensure that they are in an environment that will support their recovery from the trauma that they suffered from. The goal is to ensure that they have a safe and decent housing environment.

A significant portion of the City's single and rental housing stock was built before 1979. Many of those residing in this aging housing do not have the incomes required to keep up with significant capital expenses and maintenance such as roofing, plumbing, electrical, siding, and windows. The Home Improvement Program seeks to provide financing in the form of grants and loans for the upkeep of this housing stock in an attempt to stabilize the existing affordable housing within the City. During the 2020 to 2021 program year, the goal of this program will be to stabilize up to 20 housing units.

Projects

AP-35 Projects – 91.220(d)

Introduction

The 2020 Action Plan is the result of input from public participation, public service providers, city department, date, and other plans and resources. The following projects were approved by the City Council and Mayor.

Projects

#	Project Name
1	Public Services
2	Affordable Housing
3	Public facilities
4	Economic Development

Table 3 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The projects within the 2020 - 2021 Action Plan were a result of significant data research and analysis, public participation from a wide range of stakeholders, other existing plans such as the City's comprehensive plan, the East Providence Housing Authority five year plan, the Rhode Island Statewide Strategic Plan Grow Smart Rhode Island's Economic Strategic Plan, public service providers, etc.

Another element that informed this plan was consultations with agencies and local leaders such as the Rhode Island Resource Commission, the Department of Discrimination, Department of Health, and East Providence City Counselors. It also was informed through a wide network of public service providers who responded to request for proposals.

The input from these sources informed the setting of the priorities within this plan. The reasons for these allocations are to further the priorities of the Consolidated 5 Year Plan. Affordable housing and income security are 2 of the top priorities. But addressing these alone does not have the impact that addressing them from different aspects. These problems do not exist in isolation. Affordable housing is often most needed by those

that have other issues such as instable incomes. Unstable income often is the result of mental health issues, educational attainment, lack of support systems, etc. Thus, the activities within this plan range from public services to housing renovation and small business support.

Obstacles to addressing these priorities can simply be not allocating enough resources, funding a program that seems effective in a proposal but is staffed ineffectual in practice, and/or are more complicated and multi-faceted than what a single program can accomplish.

The estimated of beneficiaries number of all of the combined activities within this action plan is 1,525. These consist of homeowners, micro enterprise and business owners, new employees of microenterprise and business owners, and a wide range of persons and families receiving public services. 100% of these beneficiaries will be below 80% of AMI with approximately 50% being below 50% AMI.

AP-38 Project Summary Information

PROGRAM TITLE: Micro Enterprise and Small Business Loans

WHO IS SERVED/PROPOSED # OF BENEFICIARIES:

Depending on the size of loans needed, it is anticipated that this program will provide low interest loans at 20% below prime to up to 4 micro enterprises and/or small businesses.

OBJECTIVES/NEEDS:

The objective of this program is to create economic opportunity for those wishing to start or expand a small business. In turn, this program will generate new jobs and generate tax revenue for the City.

The need of small businesses to access flexible financing is significant. Market financing sources may have interest rates or loan terms that make it difficult for small businesses to be successful and thrive. Flexible terms that can structure a loan's debt service and interest rate to a particular business need provides a significant resource and can make the difference between creating or expanding a business, ensuring its sustainability and success, or having the small business struggle and ultimately fail causing vacant store fronts and rapid turnovers.

PROGRAM TITLE: Section 108 Loan

WHO IS SERVED/PROPOSED # OF BENEFICIARIES:

The Section 108 Loan program is a mechanism available to entitlement communities such as East Providence that allows the City to leverage up to five times its annual allocation from HUD to finance economic development, affordable housing, or infrastructure. This mechanism was used by the City for the acquisition and cleanup of 20 acres by Omega pond along the waterfront.

OBJECTIVES/NEEDS ADDRESSED:

The City is working to sell this property for development and use the sales proceeds to pay off the balance currently at \$1,055,000. In the meantime, the City is required to pay the debt service by-annually. Because it is a loan from the federal government, the City must pay the debt service or HUD will automatically remove it from the City's annual entitlement amount. The intent of the City is to address what was a derelict and contaminated property that was known as Ocean State Steel. The development would both generate tax revenue for the city and also create economic opportunity and affordable housing.

PROGRAM TITLE: EBCAP permanent supportive housing for homeless families

WHO IS SERVED/PROPOSED # OF BENEFICIARIES:

Homeless families with disabling conditions. This project will serve three families.

OBJECTIVES/NEEDS ADDRESSED:

A three family house located at 140 North County Street in East Providence has been used for affordable housing for homeless families. The house needs major rehabilitation to the foundation and retaining wall to continue to be used as subsidized housing. Without the needed rehabilitation the house cannot pass inspection and will not be habitable. With the necessary rehabilitation the house will once again be available for housing very low income families with disabling conditions.

PROGRAM TITLE: Energy Efficiency Improvements at Wilson House Shelter for Girls

WHO IS SERVED/PROPOSED # OF BENEFICIARIES:

Family Service of Rhode Island is requesting support for an energy efficiency improvement project for a shelter for girls suffering from trauma, sexual abuse and other issues. The facility is located in East Providence at 141 Wilson Avenue. The specific improvement is the purchase and installation of a forced hot water furnace, replacing one that is nearly twenty years old, is inefficient and breaks down. Over the course of a year, about 20 girls call the shelter home.

OBJECTIVES/NEEDS ADDRESSED:

Family Service of Rhode Island is requesting support for energy efficiency improvements at a shelter for abused girls as part of our efforts to avoid furnace breakdowns and to save money, dollars that we can reinvest in our work caring for the neediest kids and moms and dads in East Providence and across Rhode Island.

While the state and insurance reimbursement provide funding to provide direct service to the girls, who are wards of the state, NO state funding is available for facility improvements. We turn to CDBG, as well as private donors and funders to help us address facility needs.

PROGRAM: Affordable Housing

WHO IS SERVED/PROPOSED # OF BENEFICIARIES:

Affordable housing developers and first time homebuyers that participate in this program will have to place a 30 year Deed Restriction on their property that will ensure that it remains affordable to moderate income families.

The number of beneficiaries anticipated ranges from 3 – 7 depending on the structure of the development and/or purchase financing.

OBJECTIVES/NEEDS:

The objective of this program is to provide financing to developers to fill a gap in their pro-forma and to incentivize the development of affordable housing in East Providence. It is also to enable potential home buyers to be able to access the housing market in East Providence, especially young families that may not have the income to or saving to cover the down payment and closing costs without the assistance of this program. This program will leverage funds from RI Housing's First Time Home Buyers Program where appropriate.

PROGRAM: Home Improvement Program (HIP)

WHO IS SERVED/PROPOSED # OF BENEFICIARIES:

Home owners and landlords with four or fewer units will be provided with low interest or 0% interest non-forgiven loans that enables them to address significant deferred maintenance, repairs, lead paint & water hazards, and energy inefficiencies. Up to 18 units will benefit through this program. They will also benefit from the professional oversight that this program provides regarding developing an initial scope of work, facilitating contractor walk-throughs and bid process, and ensuring quality of workmanship and appropriate materials meet the standards of the work specifications. This protects homeowners who are not knowledgeable about home repairs and improvements from receiving substandard work or been charged inappropriate amounts of money for the work. It provides them with a sense of comfort and confidence that they are getting the best product for a competitive price. This program also leverages funding from the Weatherization program and RI Housing Lead Hazard Reduction funds when appropriate.

OBJECTIVES/NEEDS:

The objective of this program is to provide financing and construction oversight to homeowners in order to help stabilize East Providence's older housing stock. According to census data, 30% of all housing in East Providence was built in 1939 or earlier. Certain areas of East Providence have over 84% of homes that were built in 1949 or earlier. Much of the housing stock that this program stabilize represents housing that is reasonably priced and more accessible to more families and seniors. Many homeowners find it difficult financially to maintain their homes especially when there is a significant capital improvement needed such as a new heating system, roof, or windows.

PROGRAM TITLE: Victim Assistance

WHO IS SERVED/PROPOSED # OF BENEFICIARIES: Family Service of Rhode Island anticipate serving 15 primary (usually young, low income women) and secondary (usually young children) victims in East Providence with the basic needs funds provided under this grant.

We anticipate touching at least 100 lives of members of at-risk communities as well as people who are already victims with the outreach component of this grant.

OBJECTIVES/NEEDS ADDRESSED: Family Service of Rhode Island is requesting CDBG funding to build upon the existing Justice Enforcement Social Worker program, which has been primarily funded by federal Victim of Crime Act dollars. Funding under this request would pay for:

1) Emergency basic needs assistance to crime victims served under the Justice Enforcement Social Worker program. Funds would be directed to victims' transportation to receive services and to participate in criminal justice proceedings; food, clothing, baby supplies, and other staples as needed; child care or respite care to enable a victim to attend court; disposable 911-only emergency cell phones to prevent re-victimization by a returning predator; and, other basic need costs.

2) Community outreach to at-risk populations and crime victims to raise awareness of available services to victims and avoid duplication of efforts. Resource Fairs will be held in schools, community centers, libraries, and/or other public forums designed to inform crime victims of specific rights and services and refer them to services and assistance.

PROGRAM TITLE: Food Rescue Program

WHO IS SERVED/PROPOSED # OF BENEFICIARIES:

All in need are welcomed however, the majority of people we provide food and other necessities to are the poorest in East Providence, particularly the neighborhood of riverside. We currently provide 30,000 pounds of recued food to approximately 300 people per week.

OBJECTIVES/NEEDS:

Our objective is twofold; to decrease the amount of decent food that is thrown away by supermarkets, restaurants (like Panera Bread), collected from locations such as Boston, Springfield and Connecticut, and to provide food and over the counter medications and toiletries to those in need who do not have access to affordable food. Those that shop at our facility in Riverside are mothers, seniors, and others that are trying to make ends meet. By accessing affordable food, they can use the money that they otherwise would have spent at a market rate supermarket to pay for medications, housing costs, transportation, and utilities. They are able to maintain they self-dignity and meet their needs without becoming a burden on their community.

PROGRAM TITLE: Barrington Tap-In Food Pantry

WHO IS SERVED/PROPOSED # OF BENEFICIARIES:

In 2019, Tap-In food pantry served 12,427 individuals, (2927 unduplicated individuals) serving an average of 1035 individuals per month, the majority of whom (65%) were residents of East Providence, including Rumford and Riverside. Of these 1035 clients, 45% were adults, 35% were children and 19% were seniors. All served were low to moderate income residents at or below the 80% eligibility level for CDBG beneficiaries.

OBJECTIVES/NEEDS ADDRESSED:

Our goal is to improve the quality of life for residents of East Providence by providing resources which address food insecurity and economic hardship. Because of the current economic downturn, our clients are struggling to pay for housing, utilities and other basic needs, thereby reducing the available resources for food. Our intent is to help stabilize household incomes by providing a healthy selection of food, some household items and necessary toiletries.

PROGRAM TITLE: Transportation Program

WHO IS SERVED/PROPOSED # OF BENEFICIARIES: The Program serves the residents of Rumford Towers the largest apartment complex in East Providence and one of the largest low-income senior housing complexes in Rhode Island consisting of over 340 residing in 294 one and two bedroom apartments. All residents are of low, very low and extremely low income and majority if not all of the residents are on a fixed monthly income with Social Security as their only income. 90% of the residents are over 62 years old, 10% are below 62 and permanently disabled. The Transportation Program provided 1,252 rides to our primary destination of grocery stores and markets in FY2019 and is on a pace to provide over 1,300 rides in FY2020.

OBJECTIVES/NEEDS ADDRESSED: Provide transportation via our 14-passenger bus for the residents of Rumford Towers with a primary focus on need for: grocery shopping, general shopping (clothing, toiletries, household goods, etc.), pharmacy and banking needs. The program provides a secondary need of transportation to healthy social activities and events within the community as well as bereavement needs. There are currently no other programs in East Providence which operate transportation to aid our residents with this need. This allows us to assist the residents with this need during a time in their lives where they need it most as may not have any family or outside support systems; are able to drive or can afford ownership of a vehicle. This program is free of charge and accessible to all residents regardless of membership. Our program has evolved over the years, especially since collaboration with the CDBG program as well as partnering with area agencies and stores. We are constantly seeking ways to improve upon the program to better attract and serve our residents.

PROGRAM TITLE: Link Up Curriculum and Education Concerts

WHO IS SERVED/PROPOSED # OF BENEFICIARIES:

The Link Up Curriculum and Concert program will benefit 160 underserved students and their teachers in grades 3-5 in East Providence schools. The funds will be used to provide this program throughout the 2019-2020 school year.

OBJECTIVES/NEEDS:

The Link Up Curriculum and Education Concerts program is a comprehensive music literacy curriculum that builds on the work of elementary school music teachers in RI. Offered in partnership with Carnegie Hall, the program provides children in grades 3-5 with 14-24 hours of instruction, curriculum guides, soprano recorders and workbooks. Link Up provides a comprehensive, Common Core-aligned music education program that gives students a sustainable interest in music while providing a foundation for skills in music and academics that will be crucial to their future personal and professional success.

PROGRAM TITLE: Day Shelter

WHO IS SERVED/PROPOSED # OF BENEFICIARIES:

Persons experiencing homelessness, food insecurity, social isolation, and lack of access to basic human needs. Specifically, we serve low-income, senior adults and at-risk individuals and families. In 2020-2021 anticipate serving 1,800 unduplicated households (individuals and families) through our day shelter, meal site, and food pantry.

OBJECTIVES/NEEDS ADDRESSED:

II. Objective One: Identify neighborhood level public infrastructure needs that do not have other existing public funding resources, giving priority to those that are concentrated in income eligible neighborhoods

III. Objective One: Support the financial, social and environmental needs of the senior population

III. Objective Five: Provide preventative and supportive services to meet the needs of homeless or those at risk of becoming homeless

PROGRAM TITLE: East Bay Foster Grandparent Program

WHO IS SERVED/PROPOSED # OF BENEFICIARIES:

The East Bay Foster Grandparent Program will provide at least 30 East Providence low-income seniors with approximately \$75,000 in stipend money for 25,000 hours of service to 725 children in need of additional assistance. Volunteers will continue to serve children in 12 sites, including public schools, libraries, and Head Start programs across East Providence.

OBJECTIVES/NEEDS ADDRESSED:

There is a need to augment the income of economically disadvantaged senior citizens in East Providence where 7% of East Providence seniors have an income of less than \$10,000 and 35% less than \$20,000. The average annual Social Security benefit for an East Providence senior is \$15,507 (seniorcare.com/directory/ri) and 31% of residents age 60 years or older received food stamps in the past year. EBCAP's Foster Grandparent Program provides stipend volunteer opportunities for individuals aged 55 and over.

There is a need to keep seniors actively engaged through community service to avoid isolation and introduce them to resources that could enhance their resiliency. The devastating effects of social isolation among seniors can be felt physically, mentally and emotionally. These goals support seniors to become active partners in their community, particularly those that live alone. Rhode Island has a higher level of social isolation than 41 of the 50 states. In East Providence, seniors are 18% of the population and of those, 33% live alone. Fourteen (14) low-income housing complexes are home to many of these seniors who struggle to maintain their quality of life and sense of community connection.

There is also a great need to provide support and assistance to school aged children in East Providence, with special academic and social needs. According to the RI Kids Count 2019 Facebook, 58% of third graders and 76% of eighth graders in East Providence do not meet reading grade level expectations. Additionally, 60% of third graders and 88% of eighth graders in East Providence do not meet math grade level expectations. Given the current situation with COVID 19 we anticipate that the gap in learning due to out of school time may increase significantly.

PROGRAM TITLE: Nurse Case Manager

WHO IS SERVED/PROPOSED # OF BENEFICIARIES:

The Bullock's Point Health Center serves over 7000 patients per year, about 4755 of whom are East Providence residents. Almost all (97%) have Extremely Low, Low or Moderate Income and are uninsured or receiving Medicaid/Medicare. The patients served under this proposal will be East Providence patients of the EBCAP Health Centers who are considered "high utilizer" patients because, while they have high medical risks, they do not access regular medical treatment. Instead, they typically seek help only in a crisis, which results in medical danger to them and expensive emergency and intensive medical care. These patients have a combination of chronic health problems and reluctance to accept or barriers to accessing regular treatment including substance abuse, mental illness and disabilities. We estimate that there are about 560 such patients in EBCAP's East Providence Health Center population.

OBJECTIVES/NEEDS ADDRESSED:

There is a need to provide specialized outreach and engagement services to be effective in bringing difficult-to-engage patients who are "high utilizers" into regular medical care. The Nurse Care Managers funded by this grant will dedicate time to work specifically with this group of patients. The objectives of their work will be to provide the enhanced NCM services to at least 150 of these patients.

PROGRAM TITLE: Job Ready! Workforce Development Initiative

WHO IS SERVED/PROPOSED # OF BENEFICIARIES:

Twenty participants in this program will complete 8 hours of workplace readiness instruction followed by work placement. We will recruit participants for this program from our current teen population, so we expect the demographics to be reflective of that pool. Currently, 93.2% of the children that we serve are from low or moderate income families; 56% are from households classified as extremely low. We anticipate more than half of those served will be minorities (43% African American; 10% mixed race; 5% Hispanic) and that more than 60% will be from single family households.

OBJECTIVES/NEEDS:

This comprehensive work readiness program will help participants to explore potential careers and teach them the 21st Century “soft” skills they will need to be successful in the workplace. After their training, participants will be hired for paid work experience, either at the Club or in another business or agency in our community.

Program Title: Production of the musical “Beauty and the Beast”

Who is served/proposed # of Beneficiaries:

30 youth; 15 volunteers; 800 audience members (family and friends as well as general public), sponsoring small businesses – 10 (anticipated)

Objectives/needs addressed:

Children and teens who may not otherwise have the opportunity to participate in top level theatre work at an affordable cost.

PROGRAM TITLE: The East Providence Rental Housing Stabilization Project

WHO IS SERVED/PROPOSED # OF BENEFICIARIES:

50 low- or moderate-income households in East Providence.

OBJECTIVES/NEEDS ADDRESSED:

The mission of this Project is to address the ongoing affordable housing crisis in East Providence by providing critically needed legal assistance to low-income tenants. The project leverages legal assistance to prevent the eviction of low-income tenants and to remediate unsafe housing conditions that cause displacement. The project works to prevent homelessness and its negative consequences to disrupted employment and education while preserving and expanding the stock of safe, healthy, affordable housing units in East Providence. The housing and economic disruptions of the current COVID 19 public health crisis make this work more important than ever as we are getting a high volume of calls each week from people who have lost their jobs, have experienced a reduction in wages and are fearful that they will be evicted when the immediate crisis passes.

PROGRAM TITLE: PACE Organization of Rhode Island

WHO IS SERVED/PROPOSED # OF BENEFICIARIES:

Seniors ages 55 and older who need the high or highest level of care as determined by the state who wish to remain living at home. Served 10 disproportionately frail elders over the last year. Anticipate doubling that number over the coming year.

OBJECTIVES/NEEDS ADDRESSED:

Objective Three: Support quality, accessible and affordable medical services for all eligible residents

Outcomes: Quality of life will not be significantly disrupted by unattended health issues

PROGRAM TITLE: Services for Child and Adult Victims of Sexual Abuse in East Providence

Day One requests a 2020-2021 Community Development Block Grant (CDBG) in the amount of \$11,000 to respond to the needs of the East Providence community. Funding will be used to expand provision of services to child and adult victims of sexual abuse, through our Children's Advocacy Center and Clinical programs.

WHO IS SERVED/PROPOSED # OF BENEFICIARIES?

Day One is grateful for the City for its generous 2019-2020 CDBG funding. With a goal to serve 60 East Providence residents over the course of the current grant period, the agency had served more than 45 victims in the first six months. Day One seeks to meet the growing need for direct advocacy and clinical services city-wide. With our proposed program, we aim to serve up to 70 children and adults, providing services to 15 child victims through our Children's Advocacy Center and clinical services to 45 to 50 residents.

OBJECTIVES/NEEDS: Sexual assault is a pervasive public health issue, affecting women and men, elder adults and children at alarming rates. Sexual violence has no boundaries in today's society. It crosses all socio-economic, age, gender, and racial lines, occurs in the state's urban and rural communities, and has a massive impact on victims' lives, affecting them both physically and emotionally. Coping with an assault or abuse and asking for help can be traumatic and difficult for a victim. The system's response to reports of sexual assault is critical to minimize further trauma to victims, assist them with their healing, and ensure successful prosecution of the crimes committed against them. Our objectives are to reduce victims' trauma by providing clinical treatment and support them through the criminal justice process with advocacy services.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Assistance will be available city wide but special efforts to target the higher concentrations of areas with low-income and minority households. These areas are census tracts 102, 103, 104, 105.1, and 106. All but tract 106 are located in the central portion of the city.

Geographic Distribution

Target Area	Percentage of Funds
Central City	75%
Southern portion of City	25%

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

East Providence does have areas where there are higher concentrations of low to moderate income and minority households and families, but there is also significant priority needs of households that are not concentrated in these areas but rather are spread throughout the city. When practical, the City will focus its resources in its Downtown and Riverside neighborhoods which contain a greater number of these population. However, because the priority needs of its residents and businesses are City wide, it will continue to provide allocations city wide.

Discussion

Although most of East Providence is developed, its density is not like other urban centers. A significant amount of its housing stock are single family homes. There are few mid-rises and areas with large tracts of multi-families. The city lacks neighborhoods that would be referred to as a “bad neighborhood” that other urban centers may have. Thus, priority needs are not concentrated in a geographic area but rather spread city wide.

Public services provide their services to the entire City and in some cases these agencies provide their services regionally and state wide. The existing affordable housing stock is scattered throughout the City and thus the Home Improvement Program is available to the entire jurisdiction also. Economic opportunities are found in the various commercial corridors in various parts of the City. This makes targeting resources to smaller geographic areas less effective in addressing the priority needs in the City.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing needs for the City is significant. The housing stock is aging and its upkeep significantly neglected. There has been a substantial migration from homeownership to rental. The City also has a significant percent of seniors living in single family homes with fixed retirement incomes that are insufficient to address their housing needs. There are also a sizable percent of single person households that may not have the income to support expensive maintenance. These factors have created challenges for the City's minimal resources to stabilize and sustain the existing affordable housing stock. In order to move forward with this issue, the City anticipates advocating to the state legislator for additional resources in order to help address these needs. Unless the City can access additional funds beyond the CDBG grant, the affordable housing issues within East Providence will continue to grow and start affecting the overall well-being and prosperity of the City in general.

Developing new affordable housing is also needed yet this strategy is more expensive than renovating naturally occurring affordable housing. Because of limited resources, housing renovation remains as the primary strategy for affordable housing.

One Year Goals for the Number of Households to be Supported
Homeless 3
Non-Homeless 10
Special-Needs
Total

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through
Rental Assistance
The Production of New Units
Rehab of Existing Units 10
Acquisition of Existing Units
Total

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

The CD Office, in collaboration with Roger Williams University has developed a Strategic Housing plan based on the matrix developed by the National Housing Center in Washington, DC that is used to identify areas that hold a high Opportunity of Place threshold. When affordable housing is located in

these areas, it has been clearly documented that the youth in young families will thrive and achieve a higher rate of economic stability. Health, education, and economic outcomes are also higher in these areas. Whenever possible, new affordable housing will be encouraged to be developed in these areas. The goal is to have a significant impact for the low to moderate income families to enable them to achieve higher incomes and quality of life.

The CD Office is developing an affordable housing ordinance that it will advocate to the City leadership to adopt. The Ordinance will provide the structure for the development of an Affordable Housing Commission that can be informed by the Strategic Housing Plan to help identify and prioritize affordable housing issues and goals. This Commission will also have the authority to allocate affordable housing funds in concert with the CD office's CDBG program and potential in lieu of affordable housing fees that the Special Waterfront Development Commission collects from developers that opt out of developing the 10% required affordable housing within their development. These fees are to be used to create affordable housing elsewhere in the city or Waterfront District.

The CD Office has also formed a group of nonprofit human services providers and affordable housing developers to collaborate to develop affordable housing needs. Their clients often have the need to be able to access affordable housing.

Thus a small but effective segment of an affordable housing continuum of care will be in place. The Housing Commission will use the Strategic Housing Plan to identify areas to allocate affordable housing. This housing can be partially occupied with the human resource providers' clients and be able to provide them with supportive services. The goal is to stabilize the income, health, and quality of life for low income households being serviced by the human service providers.

AP-60 Public Housing – 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

The East Providence Public Housing Authority manages and operates all public housing for the City of East Providence. They are in their last year of their five year plan which outlines the needs and strategies to address from 2015 - 2020. Over the next year they plan on continuing toward their efforts to:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line.
- Reduce turnover time for vacated public housing units.
- Reduce time to renovate public housing units.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA.
- Adopt rent policies to support and encourage work by tenants with incomes below 50% AMI.
- Employ admissions preferences aimed at families who are working.
- Carry out modifications needed in public housing based on the Section 504 Handicapped Accessibility regulations for families with disabilities.
- Apply for special-purpose vouchers targeted to families with disabilities.
- Affirmatively market to local non-profit agencies that assist families with disabilities.
- Affirmatively market to races/ethnicities shown to have disproportionate housing needs.
- Market the Section 8 program to owners outside of areas of poverty/minority concentrations.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The EP Housing Authority actively recruits its residents to participate in their family self-sufficiency program which has proved to be successful at enabling public assisted households to no longer need public assistance while transitioning into sustainable independent living.

The EP Housing Authority has some residents that work at the reception desk for the administrative offices.

In 2002, the East Providence Housing Authority started a homeownership program to sell their 25 project based subsidized duplex homes. The EP Housing Authority has been selling them to qualified buyers some of which occupied one of the units, providing them with a subsidized low interest mortgage. The EP Housing Authority maintains the subsidy in the other unit so that the new homeowner has the additional stable income. They are currently working with the residence in the remaining units to become homeowners of one of the remaining homes.

If the PHA is designated as troubled, describe the manner in which financial assistance will be

provided or other assistance

The EP Housing Authority is not designated as troubled.

Discussion

The EP Housing Authority and the CD Office will continue to work collaboratively together to address the current and future affordable housing needs for the City. The Housing Authority and Community Development Directors will continue to meet regularly to discuss strategies and opportunities to achieve the affordable housing goals within the City. The EP Housing Authority is a member of the collaborative team that will help develop affordable housing for public service clients in need. The Section 8 Choice Voucher program along with the project based housing authority sites remain a critical aspect of providing East Providence with affordable housing options.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City anticipates using various strategies in addressing issues of homelessness and how to reduce the cycle of homelessness. Programs within the housing renovation, public services, and economic development will all be leveraged to focus in some way on these issues.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

The CD Office will continue to fund the homeless providers listed in the Projects section of this Action Plan some of which are referred to below. It will hold small networking gatherings with these providers and act as a facilitator to find ways that they can better serve this population through improved collaboration and efficient networking among their services.

The CD Director was one of the original members of the East Providence Health Equity Zone (HEZ) and will continue to be an active partner. The CD Director also co-chairs the Affordable Housing and Homeless working group of the HEZ. One of the goals for the next year will be to implement the outreach and community engagement activities for residence involvement in the HEZ.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The CD Office will use its existing network of service providers to access the unsheltered population in order to gain a sense of their individual needs. In appropriate situations, staff from the CD Office will do this directly via the EP homeless provider network. It will work closely with agencies such as Foster Forward that provides services to youth that have aged out of foster care and are at risk of becoming homeless. The office will continue to be in touch with the state's COC to determine other potential ways of reaching out to this population in East Providence. Below are some of the agencies they will use to accomplish this.

The CD Office will continue to collaborate with East Bay Community Action Program (EBCAP) which has a housing program that provides apartments for homeless families with children, combined with case management and supportive services. One of these facilities is located in East Providence. They will also continue their involvement with the East Bay Coalition for the Homeless which is the primary homeless provider for the region.

The CD Office will fund needed foundation work on a residence that houses homeless persons that is owned and operated by Family Services of RI. They also provide supportive services to these residents.

The CD Office will fund the Good Neighbors day shelter which provides shelter, food, clothing, meals, education and more to homeless on a walk in basis. This is another place that the CD Office will be able to reach out to assess their individual needs.

The Tap-In food and clothing pantry that helps people at risk of becoming homeless and currently

homeless persons is another agency that the City will continue to fund and that will be another point of access to this population.

With the combination of these programs, reaching out to homeless, including those that are unsheltered, and assessing their needs is accomplished for the City.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Good Neighbors service provider that provides the only day shelter in the area will be funded through this year's CDBG funding to continue to provide these services and be a conduit to transitional housing that East Bay Community Action Program runs. Two transitional housing facilities, one owned by East Bay Community Action Program and the other by Family Services of RI will receive funds to address safety and needed updates and repairs. CDBG funds will also be used to repair the foundation of a residential property for homeless persons.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The CD Office is currently facilitating a team of providers that will be working toward acquiring housing that will be deed restricted for 30 years as affordable housing. This housing will be the result of a new initiative to create an Affordable Housing Ordinance that will have a Commission that will use a Strategic Housing Plan as their road map for allocating resources. A portion of this housing will be provided to some of the public service providers for their clients that are both at risk of becoming homeless and are already homeless. Foster Forward is one such agency who provide youth that have aged out of Foster Care with a variety of services such as job training and physiological support, who often are homeless or become homeless.

The CD Office will continue to fund two transitional homes for the homeless to help them transition to permanent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City will address some of these needs by supporting the agencies that provide services and facilities.

These include mental and substance abuse treatments, violence and sexual abuse prevention and treatment, transitional housing improvements for housing for homeless families, and health services. The CD Director will work closely with the Foster Forward agency to help them secure affordable housing for youth that have aged out of Foster care and are at risk of becoming homeless.

Discussion

Homelessness in this City of East Providence is not readily apparent to a passerby. Rather, it manifests itself in fringe living dwellings or outside in discrete areas of the City where homeless persons will not be observed. Often they are individuals alone or a mother with her children. Unfortunately when they are seen walking through the commercial sections of the City or a residential neighborhood, the reaction is one of distaste. Their situations are not fully understood or empathized with and sometimes they are blamed for being unwilling or unable to contribute to any social or community value. The CD Office will continue to use every opportunity to replace this perception with one that will enable more tolerance and constructive dialog so that those working to solve homelessness do not have such a difficult time advocating for resources to address their needs.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City's Planning Department had drafted new zoning policies that will help remove and ameliorate some of these negative effects. More uses and higher densities are being allowed along the commercial corridors and tax stabilization incentives for developing multifamily housing will help with this issue. Language is also a significant barrier to affordable housing. The Community Development Office will continue to advocate for affordable housing by trying to articulate its value to the community with language that holds less negative connotations. Words such as "units or housing" will be converted to "homes" whenever possible, incomes and other regulatory language such as low and moderate income will be excluded when appropriate, and using the word "investing" versus "funding" are examples of language changes that will be looked at and gaged to see its effectiveness over time. The context in which much of the community development dialog takes place in will also be examined.

Education for our city leaders and policy decision makers on what is meant by affordable housing will also ameliorate some of the hesitation to improve public policies that present a barrier to affordable housing.

Discussion:

The most significant barrier to affordable housing is economic conditions that cause the development of affordable housing to not be easily feasible. Significant subsidies are needed to off-set the high costs of development. State regulations also impede the development of affordable housing by allowing in-lieu payments in place of mandated affordable housing development percentages. An in-lieu fee of \$57,500 per unit of newly built non-affordable housing is paid to not build the affordable units within the development. It is to be used to build affordable housing elsewhere. The cost of land alone exceeds this amount and the price point needed to be affordable does not compensate for the initial investment thus significant subsidies must be put into the project that will never be recouped. This also creates a climate of market rate development as this undermines the incentive to build affordable housing.

Regulatory barriers to affordable housing may be seen in East Providence as a lack of inclusionary zoning citywide. The only section of the city that does have inclusionary zoning for affordable housing is the waterfront development district. This district requires a minimum of 10% of all units developed to meet affordability standards. However, this requirement has already been diluted through the state legislation which has provided the developers and building contractors to pay an in lieu fee (above) instead of building any affordable housing on site. This also diverts affordable housing subsidies from other projects that need it to projects that could have been avoided if the affordable housing was build within the original development to begin with.

If the city does not value and support all of its residents, the present trend of a decreasing population especially among the younger households, the unstable incomes, the migration from home ownership to renting, is likely to continue.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The city will continue to have an active role in participating in the community's human services delivery system both as a funder and as a facilitator. The Community Development Office will hold a public service networking event whose program allows for brief general summaries to be given by each agency participant with the balance of the program completely informal and open to general discussions among the providers. This enables different providers to learn of the host of other services that may be beneficial to help address their clients' needs that they may not be aware of.

The CD Office will also continue to participate in the numerous neighborhood groups and organizations whose missions are to better the community. These groups include the Arts Council, Riverside Renaissance Movement, Watchemoket Square, Economic Development Commission, Carousel Commission, Beautification Commission, and others. By doing so, the office keeps informed of those underserved needs that are not easily apparent. It also gives insight into how to meet and understand the needs of the underserved populations.

Actions planned to foster and maintain affordable housing

The city will pursue leveraging additional state resources for its local renovation needs for both single family home owners and landlords of four units and less. The Community Development office will continue to run its Home Improvement Program using CDBG funding for both single-family homeowners and landlords of four units and less. They will also use different language in the discussion of fostering and maintaining affordable housing in order to dispel the current negative connotations that the current language has.

CDBG funds will be used to support CDC's developing affordable housing. This support makes their application for state subsidies stronger. The city will use its CDBG funds to support other areas of affordable housing such as subsidizing the maintenance burden of nonprofit transitional housing facilities and housing for the homeless.

The CD office will develop a city wide housing strategy plan that should inform investments with the goal of shoring up the city's affordable housing stock. This plan will dovetail with the development of an affordable housing trust ordinance that the DC office will advocate to be approved by city council. The Board of directors that will be put in place for the housing trust Fund will be able to use the Housing Strategy to inform their investment decisions.

Actions planned to reduce lead-based paint hazards

The city runs the Home Improvement Program (HIP) which incorporates lead paint abatement. The CD office collaborate with the Childhood Lead Action Project to provide educational

seminars to those service providers whose clients may be living in unsafe lead hazard homes. They will also provide educational training to small landlords to help ensure that some of our most vulnerable populations are protected from lead hazards. Safe work practices education for landlords and the public are also being provided through the Childhood Lead Action Project. CDBG funds that support the Childhood Lead Action Programs' efforts to educate tenants, landlords, and social service agency providers of the hazards of lead paint exposure and lead safe work practices will help mitigate the houses of exposure to lead paint.

In cases of a household with a child that is under the age of six, and rental properties, the city will leverage Rhode Island Housings lead abatement and healthy homes funds. It is anticipated that a minimum of 50% of all the housing units the city addresses through its home improvement program will include aspects of lead paint hazard mitigation. Regardless of the presence of children under six, all housing units that the Home Improvement Program addresses will result in a lead safe certificate being issued.

Actions planned to reduce the number of poverty-level families

The anti-poverty strategy goals for East Providence focus primarily on continued support of and networking with the existing service providers and programs that best address the issues of families in poverty that will enable them to move out of poverty. A variety of anti-poverty state and federally funded programs service very low income East Providence residents. These include Pathways to Independence, which provides education, training and employment services to individuals on AFDC and Employment Training, and Education Services, which offers testing, employment counseling and job referral as well as special assistance for veterans, youth, older workers and persons with disabilities.

CDBG funds will be used to provide financial support to a variety of programs serving the poor which address some of the roots of poverty. These programs will continue over the next five years:

- East Bay Family Health Care Center, which provides medical services on a sliding fee scale
- Good Neighbors which provides meals and clothing along with computer access
- East Providence Library provides Adult Literacy and Educational Tutoring
- Job Training Programs administered by East Bay Community Action Program and
- East Bay Coalition for the Homeless, which provides emergency housing and transitional housing for homeless or near-homeless persons
- East Providence Senior Center, which provides social service and case management referrals

to seniors

- Boys and Girls Club of East Providence, which provides affordable childcare and after-school care, with transportation and job training services
- East Bay Community Action Program which administers federal and state-funded programs for seniors and lower income families, such as fuel assistance, food and clothing banks, senior case management services, teen pregnancy services, family development case management services and Head Start.
- Foster Grandparent Program that provides seniors part time work assisting children in various schools.

Actions planned to develop institutional structure

The city will continue its current efforts for enhancing institutional structure. More communication had been initiated through regular Department Head meetings with the City Mayor. Department status reports are provided to the Department heads by their staff on a quarterly basis.

The city will continue its network and relationship building with state wide agencies who represent both funding and informational resources. Regional initiatives are often more effective addressing issues that rarely stop at municipal borders. By maintaining and expanding these networks and relationships, the city will be better positioned to learn about and act on new initiatives, take advantage of new opportunities, and be a part of a more regional approach that can leverage additional resources and make a larger and more practical impact.

The city will expand citizen participation through various social media mediums including the city's and Mayor's Facebook pages, holding a public service networking event, and continued attendance in numerous community groups, commissions, initiatives, and organizations.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to have an active role in participating in the community's human services delivery system both as a funding source and also as a facilitator. It will try to enhance a sense of engaged collaborative partnership with its community providers in an effort to provide more effective services through a process that helps providers avoid competing with each other over resources or their defined missions in the community. One activity that the Community Development office will use will be hosting a networking event that allows for brief general summaries to be given by each agency participant and then is open to informal discussions among the providers. The CD office will present the priority issues they have identified through

the action plan process to the group and ask for a collaborative strategic approach to addressing them. This exercise will help enable an engaged collaborative approach to addressing community needs.

The city will continue to participate on the East Providence Housing Authority's advisory board for their Family Self Sufficiency Program. The Community Development Director will meet regularly with the director of the East Providence Housing Authority to discuss ways to collaborate on service and affordable housing provision. In addition, the Director will reach out to the state legislation along with continuing to work with the state housing agency in a collaborative manner towards achieving mutual affordable housing goals.

Discussion:

The city will continue to pursue diverse and comprehensive approaches to solving the community and economic development issues it faces. It has both challenges and opportunities that the CDBG funds can help influence and impact. Because these funds can be used in such a diverse way to meet the complicated multifaceted aspects of community issues, the Community Development Block Grant funds remains a significant tool of the city's to use towards achieving a vibrant, stable, diverse, quality of life for its citizens.

CDBG 2020 Action Plan Summary Programming		
Agency	Program	Approved
PUBLIC SERVICES 15% \$114,325		
Day One	Sexual Abuse Victims' Service	\$5,000
PACE RI	Elders Services	\$8,415
RI Center for Justice	Rental Housing Stabilization Project	\$5,000
JDP Theatre Co	Production of the musical "Beauty and the Beast"	\$5,000
Boys and Girls Club	Job Ready Workforce Development Initiative	\$10,000
East Bay Com Action	Integrated Health Services, Nurse Case Manager	\$10,000
East Bay Com Action	Foster Grandparent Program	\$5,000
Good Neighbors	Day Shelter	\$8,000
RI Philharmonic	Music Education and appreciation	\$3,000
Rumford Towers	Community Van	\$8,000
Barrington Tap-In	Food pantry	\$4,000
Lighthouse Shops	Food Access & Rescue	\$8,000
Family Services of RI	Victims Assistance	\$5,000
Trinity Tabernacle Church	2020 Peace Love Judah Jam Festival (Can't Document Beneficiary Incomes)	\$0
Public Services Sub-Total		\$84,415
HOUSING		
Com. Dev. Div.	Home Improvement Program	\$150,000
Affordable Housing	Development of new units and conversion of existing units through acquisition	\$50,000
Housing Sub-Total		\$200,000
PUBLIC FACILITIES		
Fam. Services of RI	Transitional Housing Upgrades to Treatment Center for Girls - Wilson Shelter	\$5,000
E.B. Coalition Homeless	Critical Foundation work for permanent 3 family Housing for Homeless	\$10,000
Public Facilities Sub-Total		\$15,000
ECONOMIC DEVELOPMENT		
Com. Dev. Div./ HUD	Section 108 \$272,664 - 8/1/19 & \$10,090 - 2/1/20	\$282,754
Community Development	Micro Enterprise & Small Business Loans	\$29,866
Economic Development Sub-Total		\$312,620
ADMINISTRATION 20% 152,434		
Com. Dev. Division	Compliance and Administration of All Funded Programming	\$150,000
Administration Sub-Total		\$150,000
Total		\$762,035
HUD Award		\$762,035