

OLNEYVILLE CHOICE
PRINCIPALS MEETING
APRIL 25, 2013



PROVIDENCE HOUSING AUTHORITY BOARD ROOM @ 9:00AM-10:30AM

MINUTES

INTRODUCTIONS

Nic Retsinas, Chair of the PHA's Board of Commissioners, called the meeting to order at 9:05a.m. Mr. Retsinas introduced himself and all attendees present followed in suit.

ATTENDEES

Paul Tavares
Bonnie Nickerson
Frank Shea
John Kelly
Sorrel Devine

Melissa Sanzaro
Jennifer Hawkins
Lisa Castellanos
Hilary Silver

Amanda McMullen
Nancy Howard
Garry Bliss
Nic Retsinas

REVIEW OF TECHNICAL ASSISTANCE (TA) CONSULTANT RECOMMENDATIONS

- The meeting began with a review of the recommendations made by the HUD appointed, CNI TA consultant. The recommendations are as follows:
 - The PHA and OHC should formalize their relationship and should consider being the Master Developer for the possible redevelopment project
 - Portfolio analyses must be conducted for PHA and OHC assets
 - The Transformation Plan should be completed
 - The PHA should launch a Strategic Planning process
- The CNI TA consultant also recommended that consultants be hired to conduct the portfolio analyses, to complete the final Transformation Plan and to write the CNI Implementation Grant application. On April 9th, Ms. Sanzaro submitted a CNI budget revision request to HUD in order to re-allocate funds for payment of the consultants' fees. Approval is pending.
- Additionally, the CNI TA consultant recommended that EJP Consulting be hired to complete the final Transformation Plan. EJP Consulting then recommended that Real Estate Advisory Services for Multifamily Housing (RECAP) be hired to conduct the portfolio analyses and to create a redevelopment plan. However, CNI Principals agreed that a Request for Proposals (RFP) for the completion of the Transformation Plan should be issued prior to finalizing the decision on the consultant. Also, the RFP will include the option to complete the financial analysis.
- The Quarterly Report was submitted on April 15th, 2013. Ms. Sanzaro requested that the Principals send updates regarding any projects their organizations may be working on that directly impacts the CNI project. Ms. Sanzaro will need this information for the "briefing packets" she is preparing for the incoming consultants.

PARTNER UPDATES:

OLNEYVILLE HOUSING CORPORATION (OHC)

- Mr. Shea began by stating that OHC is in the process of completing a 40 unit foreclosure project in Olneyville. The ribbon cutting ceremony is scheduled for May 17th at 2pm.
- OHC is applying for a Bank of America grant due May 10th. The grant application will focus on community development and OHC would like to submit two

applications. One application will concentrate on increasing affordable housing in Olneyville and the other will focus on seeking support for the CNI Implementation Grant.

- Additionally, OHC is working on a pilot initiative with Building Futures in order to increase job opportunities through a carpenter apprenticeship at Paragon Mills.
- Also, OHC is meeting with RI housing in two weeks to discuss their interest in joining the CNI Team. Updates will follow.

LOCAL SUPPORT INITIATIVES CORPORATION (LISC)

- LISC has partnered with Citizens Bank on the Growing Communities national program. The program focuses investments into one small neighborhood and the funds will be used to support local businesses and organizations. The PHA's Resident Services Department has applied for the grant. Approval is pending.
- LISC is also supporting the Neighborhood Development Fund (NDF) which provides operating support to CDCs.
- Building Futures and LISC are collaborating in order to expand the SNAP employment and training program. The project is a pre-apprenticeship program whose purpose is to provide training to apprentices on various building trades.
- Additionally, LISC has an upcoming meeting with Kevin Flynn to discuss HUD's Sustainable Communities Grant. Updates will follow.

CITY OF PROVIDENCE PLANNING DEPARTMENT

- The Olneyville Circulator Study and the city-wide Bike Plan are almost complete.
- The Manton Avenue Corridor Study is also being completed soon. Updates will follow.
- The Planning Department is also involved with the NBC, open space planning project. Sanssouci, an old business no longer open, has the option of being used as public space as well.
- The Planning Department is kicking-off a re-zoning effort that will last 18 months and will address some of the zoning challenges being faced throughout the city. The Planning Department members offered the CNI team members the opportunity to anticipate any projects with zoning challenges and bring them to their attention in order to address the challenges in the re-zoning efforts.

MEETING STREET

- An application to open a Charter School was filed in 2010. The final approval has not been granted yet, it is a state decision and it has yet to come up at the new Board of Education. We do not expect a decision until this summer.
- Meeting Street hopes to open the Charter School in 2014; a possible location is the Imperial Knife site (which would also ideally host an early learning center); however, present State law prohibits this based on the possibility of an emission. There is proposed legislation to address this. In the event that this does not pass or funding cannot be obtained, Meeting Street is exploring other and/or additional uses for the site with OHC.
- Achievement First is also a Charter School that will be opening this September in the Hartford area at the old Perry Middle School.
- Meeting Street recently launched the Healthy Families America program, which provides case management for up to 32 first-time mothers and follows the mothers and their children for their first three years.
- Meeting Street is also expanding its Kindergarten Prep Program this summer at Manton Heights. The children that participated last year have done very well at D'Abate and we are looking forward to welcoming our new students in July.

PROVIDENCE HOUSING AUTHORITY (PHA)

- The CNI Planning Team has established four subcommittees: Housing, Education, Workforce Development and Social Services.
- The Housing subcommittee met briefly to discuss its goals and objectives. The Education and Social Services subcommittees will be meeting on May 8, 2013 at Manton Heights.
- In order to seek resident involvement in the subcommittees, a Resident meeting was held on April 19, 2013. Ms. Sanzaro reviewed the details of the meeting, which included the following: There were 19 residents in attendance of the 33 residents that signed up for the Manton Heights Planning Committee (57.5%). The meeting was quite lengthy meeting and most of the information was presented visually via slideshow.
- The agenda included: an introduction, a Rental Assistance Demonstration (RAD) Program update, review of the results of the MH Needs Assessment, break for lunch, review and update on the CNI Transformation Plan and a presentation on the subcommittees.
- Ten residents were recruited to participate: HOUSING: 7 residents, WORKFORCE: 1 resident, SOCIAL SERVICES: 4 residents and EDUCATION: 5 residents. Please note: there were 5 residents who were also interested in joining a subcommittee, however they require more information in order to finalize their decision.
- Ms. Sanzaro requested that future subcommittee meetings be held at Manton Heights and all attendees agreed.
- An additional meeting for recruited residents will be set up to review the definition of a subcommittee, each overall goal and reconfirm that their input is valuable. The Chairs of the subcommittees will meet with the recruited residents 15 minutes before subcommittee meetings starts to introduce themselves and review their vision, which will hopefully make the residents feel welcome and comfortable to speak up and share their opinions, and be a valuable planning committee member. This meeting will be set up prior to the May 8th subcommittee meetings. Updates will follow.

SCHEDULE OF MEETINGS

- **PRINCIPALS' MEETINGS:** The Principals' Meetings are usually held on every 3rd Friday of the month at 9:00 A.M unless otherwise decided. The meeting locations will be determined monthly. The Principals agreed to change this format moving forward.
- **SUB-PARTNER MEETINGS:** The sub-partner meetings format was discussed. It was decided that bringing all of the sub-partners together for one meeting was not necessarily productive. Sub-partners will be met with at other meetings and discussions will be recorded.

The next meeting will be May 17th at 9am in the PHA Board Room.