

Quarterly Report for Choice Neighborhoods Planning Grants (4/13/12)

Grantee Name: Providence Housing Authority

Co-Grantee name: Olneyville Housing Corporation, L.I.S.C., City of Providence (Planning Department)

CNI Planning Grant: Schedule & Critical Milestones

1. Confirm the planning is on schedule (according to the submitted Project Schedule) and progress is being made timely on all key activities. If not, explain why and the plan to get back on schedule. If a time extension is being requested, note that in the comments section. All time extensions must be approved per the terms of the Grant Agreement.

Activity (per Schedule)	Due Date per Program Schedule	Status/Progress	Comments and/or Explanation of how you will get plan back on track, if applicable
1. Grant Agreement Execution (29 June 2011)	6/29/11	Contract executed on June 29, 2011	
2. First Quarterly Report Due	7/15/11	Completed and forwarded to HUD CNI Team	
3. Appoint PHA CNI Planning Team	7/22/11	Appointed 7/22/11	Team appointed consisting of Executive Director, Manton Heights Property Manager, Special Projects Manager, Alternative Energy Manager, Special Projects staff.
4. Conduct Principals' Organizational/Strategy Meeting	8/12/11	Underway	Three principals' meetings have been conducted. Group will meet monthly on the 3 rd Friday of each month.
5. Conduct outreach to secondary partners	8/19/11	Underway	More than a dozen one-on-one meetings have been conducted with third-party providers who provide supportive services.
6. Create database of partners	8/19/11	Completed, but constantly adding new members	Database of approximately 50 organizations.

7. Conduct General Partnership Strategy Session	9/1/11	Underway	<p>The Principals' Committee has been meeting one-on-one with potential partners, rather than a general meeting. Once other partners have been identified, general partnership meetings will take place on a regular schedule.</p> <p>In October an Olneyville Collaborative meeting was held that was attended by 20+ community representatives.</p> <p>Another meeting of key stakeholders in the planning process was attended by representatives from the city, PHA, RI Housing, Meeting Street School, RI Department of Health and OHC.</p>
8. Request for Ideas/Proposals from Partners	9/15/11	In progress	Ideas are being solicited from third-parties during the one-on-one meetings. We will solicit proposals once our needs assessment is completed and we have a strategy on the types and amount of issues we will address.
9. Prepare RFQ for Planning Services	8/10/11	Completed	Contract awarded to Brewster-Thornton Architect & Planning Group. They have been conducted a series of meetings with various partners in the planning process.
10. Establish accounting/finance drawdown procedures	8/12/11	Completed.	PHA's Finance & Accounting Department have engaged LOCCS system and are drawing down funds from the LOCCs system.
11. Riverside Mills Environmental Education Center		See below.	
11-a. Selection of Financial Feasibility & Fund Development Consultant	9/1/11	Contract awarded to OHC.	Contract with Olneyville Housing was just executed. They will be engaging a third-party to undertake this work.
11-b. Initial Go/No Go decision on Feasibility	12/1/11	Behind Schedule	The stability and feasibility study of the

			building is underway. Third parties are still in the process of assessing the structural components of the historical building and preparing a financial model that will allow reuse of the building as an education center. In April, the Woonasquatucket River Watershed Council (WRWC) did decide to demolish the Riverside Mills building. The WRWCI submitted an application and presentation to the Historic District Commission for permission to tear down the existing Riverside Mills structure (meeting set on 4/23/11 0.
11-c. Selection of Architect, Environmental Consultant	2/1/12	On schedule	Rustpoint Advisory Business Planning, Fund Development and Building Devvelopment Consultant for the successful completion of the Center.
11-d. Completion of Funding Package including schematics	7/1/12	On schedule.	
12. Education & Child Development System Assessment		See below	
12-a. Prepare sub grantee agreement with Meeting Street	9/1/11	On schedule	Scope of Work was determined and a contract was executed with Meeting Street School to conduct the assessment. The contract requires the report to be completed by June 30 th .
12-b. Completion of Assessment	6/30/12	Not due	Assessment, per executed contract, will be completed on or before June 30, 2012.
12-c. Development of program/practitioner recommendations	6/30/12	Not due.	
13. Capacity Assessment & TA delivery to Grassroots Olneyville organization		See below.	

13-a. Prepare sub grantee agreement with New Roots	9/1/11	MAJOR CHANGE	It has been determined this service is not necessary. New Roots has a grant from other sources to provide training to nonprofit organizations. These funds will be reprogrammed at an upcoming meeting.
13-b. Outreach to potential organizations	12/1/11	See 13A above	
13-c. Development of organizational needs assessment & TA plan	3/1/12	See 13a above	
13-d. Delivery of TA services	9/1/12	See 13a above	
14. Award Planning Services Contract	8/29/11	Contract executed.	Brewster-Thornton Architect Group is compiling data/information, conducting site assessments, compiling data, meeting with principals and partners. Conceptual planning documents prepared for Manton Heights and contiguous properties.
15. Neighborhood Economic & Workforce Development Plan		See below.	
15-a. Selection of consultant	2/2012 (new date)	Behind schedule.	Principals' Committee prepared scope of services for this task. RFQ was distributed to three vendors for bid on 1/6/12. New estimated completion date for issuance of contract: February 2012. 3/29/12: contract between the PHA and Social Venture Partners of Rhode Island (SPVRI) was executed
15-b. Evaluation of current needs & resources	2/2012 New date)	Behind Schedule	SPVRI reports that the study is well underway. Components of study: 1) 4 focus groups with area business 2) interviews with new area businesses 3) identifying emerging micro enterprises 4)creating online incubator with 10 participants to assist in establishing new business in the area.
15-c. Development of options for neighborhood economic development	2/1/12	Behind schedule.	

15-d. Completion of neighborhood economic & workforce development plan	7/1/12	Not due.	
16. Prepare Sub-grantee Agreements for Olneyville Housing Corporation	9/16/11	Agreement executed.	
17. Develop "Olneyville Choice" Website		Completed and ongoing.	Initial "start-up" website is on-line. The site contains some basic planning documents, schedules, a photo gallery, maps, and neighborhood history planned.
17-a. Select website designer	8/15/11	Completed	
17-b. Determine website content	8/22/11	Completed.	(Initial) Still a work in progress. Photo Gallery, Principal links, Reports, & Assessments. Historic info on industrial sites coming soon.
17-c. Create website	9/16/11	Created and on-line.	
17-d. Website operational	10/31/11	Completed: www.choiceolneyville.com	
18. Award Engineering Services Contract (Geothermal)		See below.	
18-a. Determine Scope of Work	8/15/11	Completed and reviewed by appropriate program and legal staff.	
18-b. RFQ	8/22/11	In progress. Sent to qualified engineering firms.	The RFQ was just sent to qualified engineering firms (approximately a month behind original schedule). RFQs will be received by the end of month. After a week of review, a contract for the engineering study will be awarded. All work is estimated to be completed by November 30, 2011.
18-c. Selection	9/5/11	Behind Schedule	3/29/12-the Geothermal scope of work is being reevaluated and postponed pending the decision regarding the possible the demolition of the Manton Heights family development. Principals plan to meet with three, outside, for profit developers regarding demolition and redevelopment of the Manton Heights development.
18-d. Completion	10/1/11	Postponed.	

19. Conduct Neighborhood Survey			See below.	
19-a.	Survey committee selected	9/2/11	Completed	
19-b.	Content of survey determined	9/12/11	Completed	
19-c.	Survey conducted	10/10/11-11/18/11	Completed	
19-d.	Data compiled & analyzed/Report generated	12/16/11	Completed	This survey is in reference to the PHA's Manton Heights Need Assessment. Final report was completed in January 2012.
20. Quarterly Reports Due				
20-a.	10/15/11 Q/R	10/15/11	Completed	
20-b.	1/15/12 Q/R	1/15/12	Completed	
20-c.	4/15/12 Q/R	4/15/12	Completed (this report)	
20-d.	7/15/12 Q/R	7/15/12	Not due	
20-e.	10/15/12 Q/R	10/15/12	Not due	
20-f.	1/15/13 Q/R	1/15/13	Not due	
20-g.	4/15/13 Q/R	4/15/13	Not due	
21. Principals Meeting		Monthly	On schedule	<p>Monthly meetings have been conducted. Committee meets on the 3rd Friday of each month.</p> <p>The Principals met a few times with various partners to discuss the feasibility of applying for the new round of Implementation Grants. After much debate, the Principals decided not to move forward with applying for Implementation Grant due to the lack of direction with demolition possibilities for Manton Heights and the quickly approaching application deadline (April).</p> <p>This quarter's meetings are listed below: February 1st, 2012-HUD conference call February 3rd, 2012-Principals Meeting (Implementation Grant) March 9th, 2012- Principals Meeting</p>

			March 28 th , 2012-HUD conference Call
22. Choice Neighborhood Informational Meetings	10/19/11 1/18/12 4/18/12 7/18/12 10/17/12 1/16/13 4/17/13	Completed Completed Completed	January and April 2012: Olneyville Neighborhood Collaborative Meeting review edvarious neighborhood organizations and updates included CNI from OHC, PHA, and W. Watershed Council. In addition, OHC launched new resident engagement initiative called NeighborCircles to be piloted at MH.
23. Conduct Partners Meetings	9/15/11 12/15/11 3/15/12 6/14/12 9/13/12 12/13/12 3/14/13 6/20/13	Conducted Conducted Not Conducted.	
24. Conduct Neighborhood Comprehensive Needs Assessment		See attached BTAG PDF	
24-a. Housing Component	11/15/11	Underway	4/15/12: To date the housing needs identified by BTAG: Improvements to entry to Manton Heights, removing triple decker and create park like entry, improvements to Salmon St, landscape & parking, new market rate apartment building at entry, management building renovation, adult services and day care buildings, entrance to Riverside Park, townhouse style entrances to MH brick buildings, and green roofs.
24-b. Infrastructure Component	12/15/11	Underway	BTGA reviewed the Manton Heights development & surrounding streets to assess connection to existing neighborhood. BTGA presented (to PHA) a planning document indicating areas of potential improvement. Information on infrastructure needs for entire

			neighborhood compiled and updated. Some suggestions included connection between MH and Olneyville Square and extend Aleppo Street through Kings Crossing Apartments.
24-c. Supportive Services Component	2/1/12	Underway	While not due, existing programs that are under-capacity due to funding are being reviewed to determine expansion under CNI. See outline.
24-d. Job Training/Job Creation Component	2/1/12	Underway	See BTAG outline.
24-e. Safety Security Component	2/1/12	Underway	See BTAG outline.
24-f. Educational Component	2/1/12	Underway	See BTAG outline.
25. Complete Neighborhood Comprehensive Needs Assessment	4/15/12	Underway	See BTAG outline.
26. Strategy Session Retreat (Develop Outline of T-Plan) Housing Neighborhood People	5/2012	Not due	
27. 1 st Deliverable: Outline of Transformation Plan	6/29/12	Not due	
28. 2 nd Deliverable: Outline w/Content	9/29/12	Not due	
29. 3 rd Deliverable: Draft Transformation Plan	12/29/12	Not due	
30. Neighborhood Public Hearing on draft plan		Not due	
31. 4 th Deliverable: Final Draft Transformation Plan	3/29/13	Not due	

2. Confirm the planning is on budget (according to the submitted budget). Including a breakdown of the amounts spent to-date by line item. If not on budget, explain why and the plan to get back on budget.

Budget Line Items	Amount Budgeted	Amount Expended To-Date	Amount Remaining In Budget	Comments
BLI 1410: Administration				
1. <u>Planner/Administrator</u> Two years 12.5% FTE PHA	\$15,000	\$9,202.39	\$5,797.61	Expenditure exceed planned amount due to time dedicated to project. Any costs after aggregate expenditure will be absorbed by PHA.
BLI 1430: Fees & Costs				
1. <u>OHC Community Organizer</u> Planning Coordinator Salary, fringe and overhead 2-years (50% FTE)	\$50,000	\$27,108.62	\$22,891.38	
2. <u>OHC Technical Assistance</u> Capacity assessment of nbhd nonprofits and TA delivery to grassroots organizations in neighborhood.	\$7,000	0	\$7,000	These funds will be reallocated. Funds for service not required
3. <u>Riverside Mills Predevelopment Fees</u> Planning and predevelopment costs for Riverside Mills Education Center. Consultants, A&E fees	\$55,000	0	\$55,000	We will commence drawing down funds shortly. Financial system for grant has been created and is now operational.
4. <u>Manton/Olneyville Design/Plan</u> Site planning and design work costs for Manton Heights housing development. A&E & planning fees.	\$63,000	\$24,363.25	\$38,636.75	
5. <u>Education & Childhood Development Study</u> Fees for subgrantee to conduct assessment and recommendations to improve education and childcare in	\$25,000	0	\$25,000	We will commence drawing down funds shortly. Financial system for grant has been created and is now operational.

the neighborhood.				
6. <u>Assessment: Nbhd Economic & Workforce Development</u> Fees to consultant to undertake a study of the neighborhood and to make recommendations.	\$25,000	0	\$25,000	We will commence drawing down funds shortly. Financial system for grant has been created and is now operational.
7. <u>Website Development</u> Creation of an interactive website for the CNI neighborhood and general public providing information on progress, meetings, documents, etc.	\$10,000	0	\$10,000	These funds require an account change to Administration (BLI 1410), since it is a PHA staff person creating and administering the web site and not a contracted entity. This will take place before next quarterly report.
TOTAL	\$250,000	\$60,674.26	\$189,325.74	
		24%	76%	

3. Provide a narrative to be shared with other Choice Grantees describing your progress to-date on the Transformation Plan, including:
- a. Additional resources secured to support planning efforts

Recent Accomplishments:

1. The Meeting Street School will complete the education and child development assessment and Social Venture Partners of Rhode Island will be the Neighborhood Economic and Workforce Development consultant.
2. A decision was made to forgo hiring a Grassroots organization. New Roots has a grant from other sources to provide training to nonprofit organizations.
3. The CNI website has been created and is consistently updated with new information pertaining to all Principals.
4. The Manton Heights Needs Assessment was completed in January 2012 and the results were analyzed and a report was compiled.

The **City of Providence, Department of Planning and Development** is actively engaged in several initiatives in Olneyville Square and along Manton Avenue: The City received a \$1M Planning Grant called the **Community Challenge Grant** from the HUD Office of Sustainable Communities and Housing to conduct detailed corridor studies for the five busiest transit routes in Providence. Manton Avenue is one of the corridors in the study. Manton Avenue is the major commercial street through the CNI neighborhood. The planning grant will engage community partners, evaluate the performance of bus routes, gather community input about transportation needs and satisfaction, and recommend prioritization for bus route investments as well as develop a detailed land use study of each corridor. There is an opportunity to implement improvements to each of the corridors using CDBG funds this year. Most recently, the city-wide committee has been established and the Manton Avenue Group is working on the entire Manton Avenue corridor. Over the next 12 months, an in-depth analysis of the bus stops and land use will be conducted. The goal is to achieve a “trans-art” component that identifies Manton Avenue with a unifying theme. Additionally, grant monies will be used to add amenities such as bike racks to the bus stops.

In anticipation of the FY2013 Implementation Grant application, the Principals agreed there is a need for a for-profit partner to join the Principals in applying. The following development firms were mentioned: Trinity, Corcoran and Winn, which conduct business in Massachusetts, Rhode Island and elsewhere. A meeting is scheduled with the Principals and Corcoran on March 29, 2012. Additionally, Mr. Larry Curtis, from Winn, is also interested in meeting with the Principals. Additionally, the **Local Initiatives Support Corporation** has met with the Green Development Center and the Center is also interested in joining the Principals in the FY2013 CNI Implementation Grant activities. LISC will be requesting an RFQ from the Green Development Center in order to begin reviewing their work.

The **Providence Housing Authority** stated the PHA is looking into whether a demolition of Manton Heights is feasible. The PHA is aware there may be legal obligations to uphold since millions of dollars in ARRA funds were recently used to fund various projects at Manton Heights, including the replacement of five roofs recently. The PHA intends to obtain a legal opinion from the HUD General Counsel. Updates to the Principals as information is obtained will be made regarding this matter. As a result,

the geothermal scope of work is being reevaluated and postponed pending the decision regarding the possible the demolition of the Manton Heights family development.

Additionally, through the Section 32 Homeownership Program, pending HUD approval, the PHA will acquire 2-3 units from OHC. These units will be offered as rent-to-own properties to qualified public housing residents.

The **Olneyville Housing Corporation** is moving forward with the Watershed Council contract. A decision to demolish the Riverside Mills building has been made. Most recently, the WRWC has completed several important pre-development steps related to the Urban Education and Program Center at Riverside Park. **(More information can be found in Section 11B.)**

The International Charter School, located in Pawtucket, RI, has expressed interest in using the Imperial Knife building to extend their services into the Olneyville area. OHC recognizes this expansion is a good idea and also stated that the St. Theresa Church is on the market and would be an ideal location for the school expansion.

The **Brewster Thornton Architect Group** presented the Principals with a draft of the Transformation Plan and included three parts.

1. The Housing Plans presented improvements to the entry of Manton Heights and Salmon Street, management office renovations, townhouse style entrances, green roofs, and the proposal for adult training center and child care facility.
2. The Neighborhood Plans proposed a connection between Olneyville Square and Manton Heights, an extension of Aleppo Street, and renovations to the Imperial Knife building.
3. The Manton Ave Façade Improvement Program suggest the establishment of featured retail spaces, the creation of a retail zone, enclosed triple decker porches and streetscape improvements.

b. Additional resources secured to secure implementation.

All the resources cited above will contribute to implementation of a Transformation Plan in Olneyville. While not "secured," we are confident of receiving CDBG, HOME and private Foundation funds, as well as tax credits for housing. These and other sources will be inventoried in the Transformation Plan.

c. Breakdown of progress against three core CNI goals: People, Housing and Neighborhoods.

People:

Neighborhood meetings continue to take place. Both OHC and PHA hold regular meetings with our separate constituents about matters affecting their organizations. We have planned a “general” neighborhood informational meeting about CNI progress and to receive feedback. **(Please see attached BTAG PDF.)**

Several grants mentioned above have been secured to engage in improving the lives of residents in the area.

Housing:

OHC continues its housing efforts in the Olneyville neighborhood by acquiring and rehabilitating vacant and/or foreclosed properties. They made significant progress in identifying foreclosed properties and advocating owners, including banks, to secure and rehabilitate the properties, or negotiate a sale to OHC. OHC has several tax credit proposals they are seeking state and local HOME funds and tax credits. The PHA is planning on purchasing up to three units from OHC using Replacement housing factor funds received from HUD.

Neighborhood:

Street improvements are being made to Manton Avenue, the main thoroughfare through the Olneyville neighborhood. These improvements will result in improved access for mobility-impaired individuals. Some street amenities are also being undertaken with these funds.

[See A above]

d. Any challenges being faced, including any with which HUD or other Grantees may be able to provide assistance.

None at this time have been identified.